



Photograph looking East up Lawrence Street



Original PUD Massing

**INCORPORATING +/- 15' SETBACKS AND AN ADDITIONAL FLOOR WITH 1/2 TO 1 SETBACKS CREATES IMPROVED STREET LEVEL LIGHT AND AIR WITH MINIMAL VISUAL IMPACT SEE A21 AND A22 .**

*Note: Red lines show outline of Original PUD massing that has been removed.*



Current Proposed Massing



Perspective Sketch of Current Proposal

**SMALLER MASSING ELEMENTS DETAILED TO RECALL INDIVIDUAL ROWHOUSE BAY PROJECTIONS WITH STREET LEVEL ENTRIES FURTHER REDUCE THE SCALE OF THE PROJECT AND SOFTEN THE TRANSITION TO THE SOUTH**

THE MOORE ACADMEY ADDITION ILLUSTRATES THE LIMITATIONS OF MASSING ALONE TO CREATE APPROPRIATE SCALE. DESIGNED TO A SIMILAR HEIGHT BUT MISSING THE NECESSARY SECONDARY DETAILS THIS ADDITION APPEARS OUT OF SCALE WITHIN ITS CONTEXT



Photograph looking West down Lawrence Street

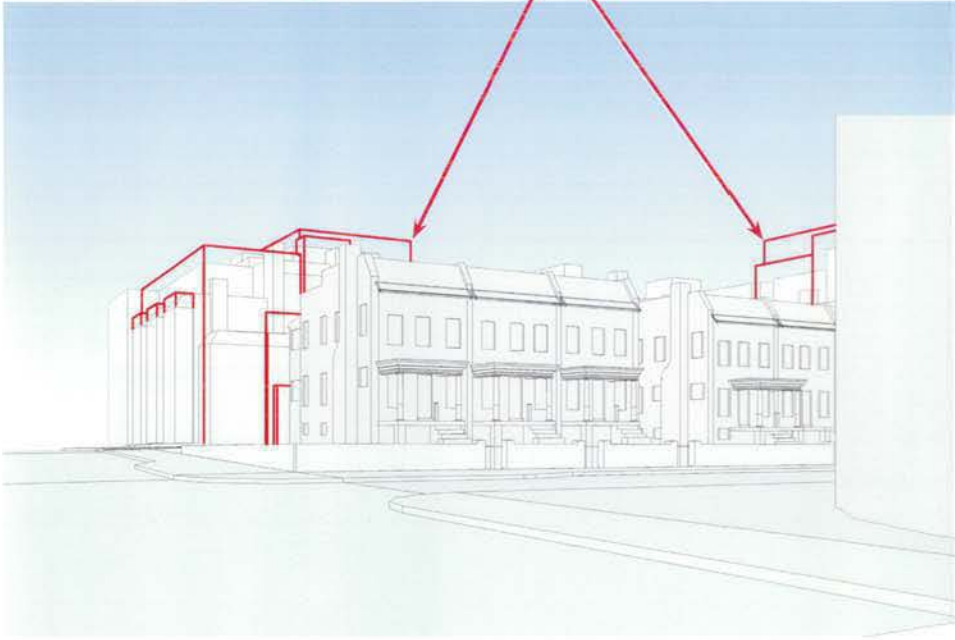


Original PUD Massing



**MANSARD ROOF AND CHIMNEY MASS  
ARCHITECTURAL FEATURES RECALL  
ELEMENTS OF ADJOINING TOWNHOUSES**

*Note: Red lines show outline of Original PUD  
massing that has been removed.*



Current Proposed Massing



Perspective Sketch of Current Proposal



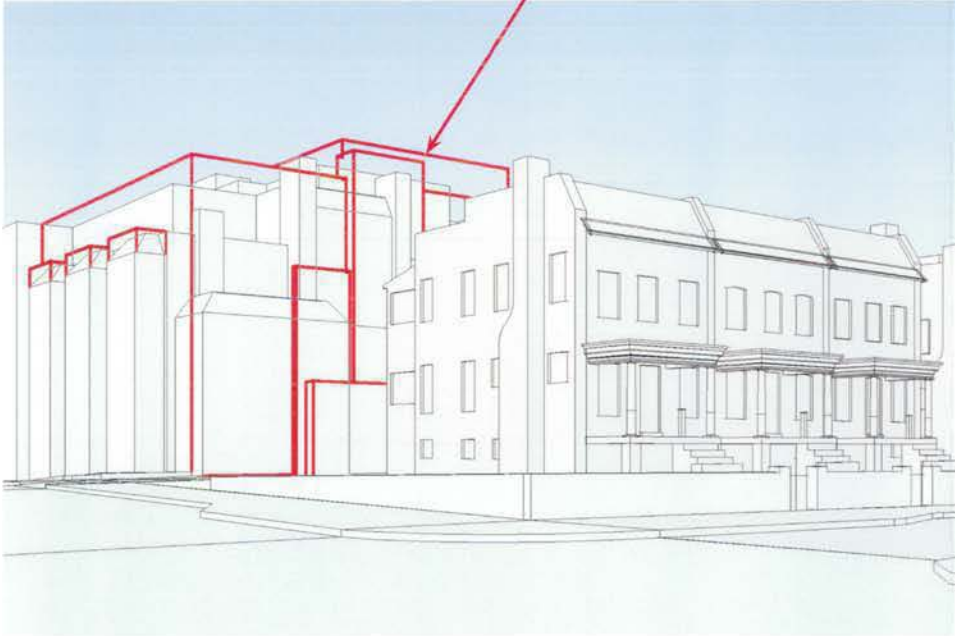
Photograph focusing on the corner of 10th & Lawrence Streets



Original PUD Massing

**SMALLER SCALE 'CARRIAGE HOUSE' ELEMENT  
INTRODUCED TO MEDIATE HEIGHT DIFFERENCE  
BETWEEN TOWNHOUSES AND PROPOSED PROJECT**

*Note: Red lines show outline of Original PUD  
massing that has been removed.*



Current Proposed Massing



Perspective Sketch of Current Proposal





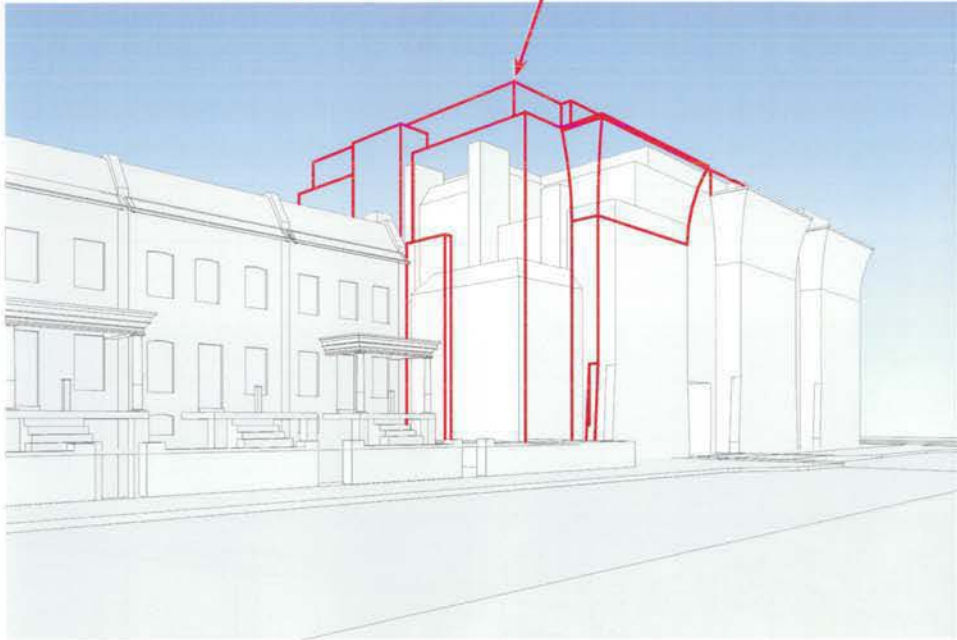
Photograph midblock on 10th Street look West



Original PUD Massing

**LEVEL AND TYPE OF FACADE DETAIL  
SIMILAR IN PROPOSED DEVELOPMENT  
TO EXISTING TOWNHOUSES**

*Note: Red lines show outline of Original PUD  
massing that has been removed.*



Current Proposed Massing

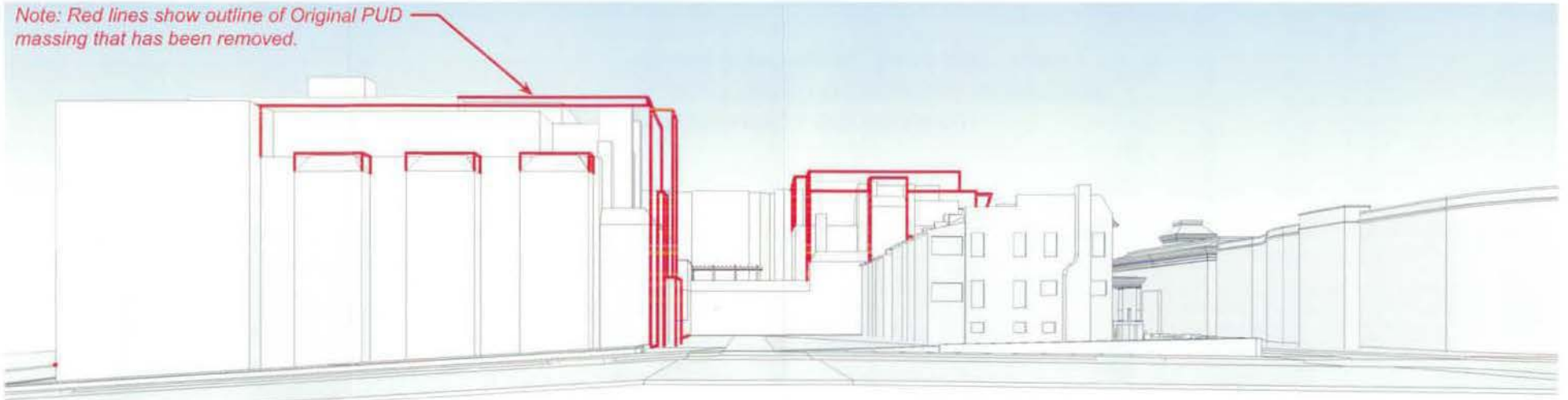


Perspective Sketch of Current Proposal

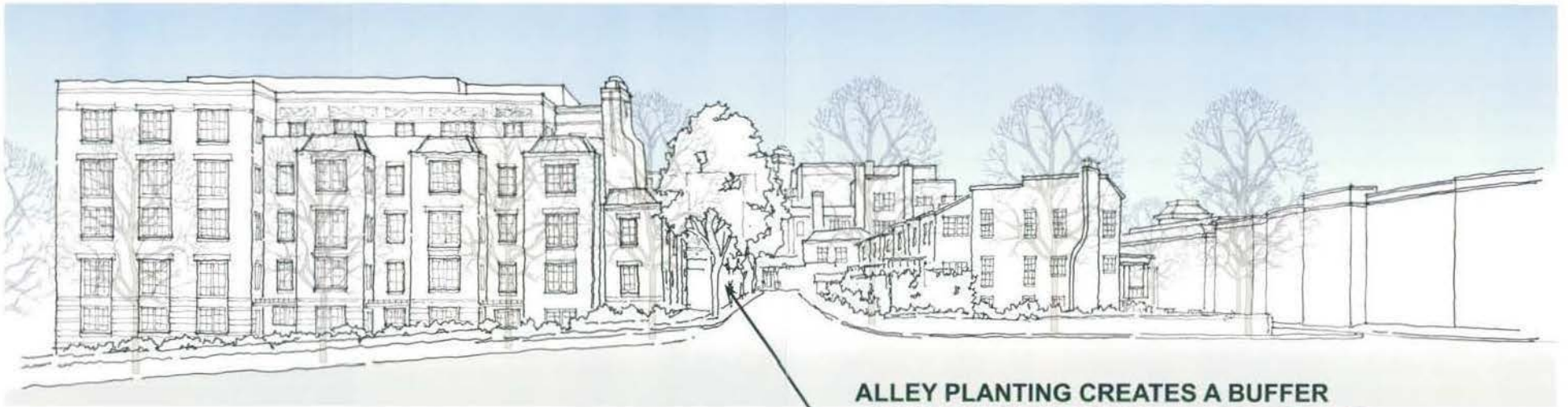
**DETAILED BRICK PANELS MAINTAIN SENSE  
OF BUILDING SCALE WHILE RESPECTING THE  
PRIVACY OF ADJACENT PROPERTIES**



Note: Red lines show outline of Original PUD  
massing that has been removed.



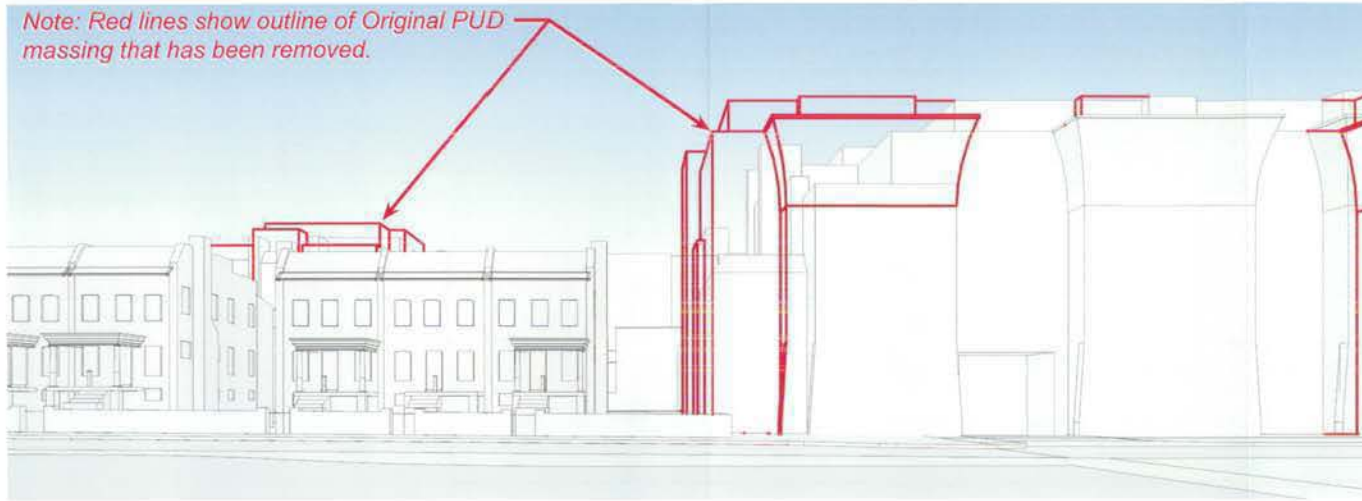
Current Proposed Massing



Perspective Sketch of Current Proposal

**ALLEY PLANTING CREATES A BUFFER  
BETWEEN THE PROPOSED PROJECT AND  
THE TOWNHOUSES ACROSS THE ALLEY**

*Note: Red lines show outline of Original PUD massing that has been removed.*

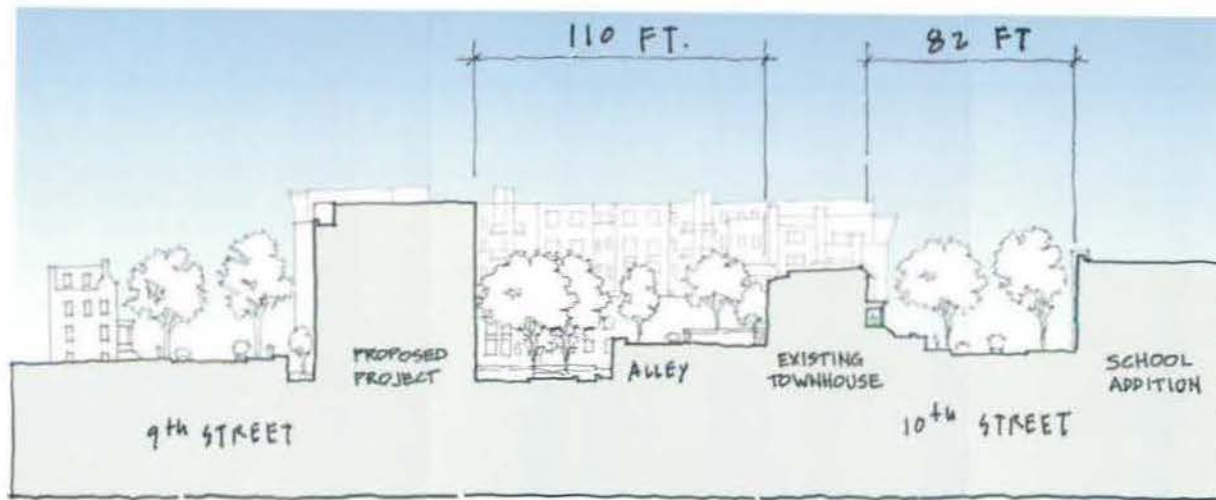


Current Proposed Massing

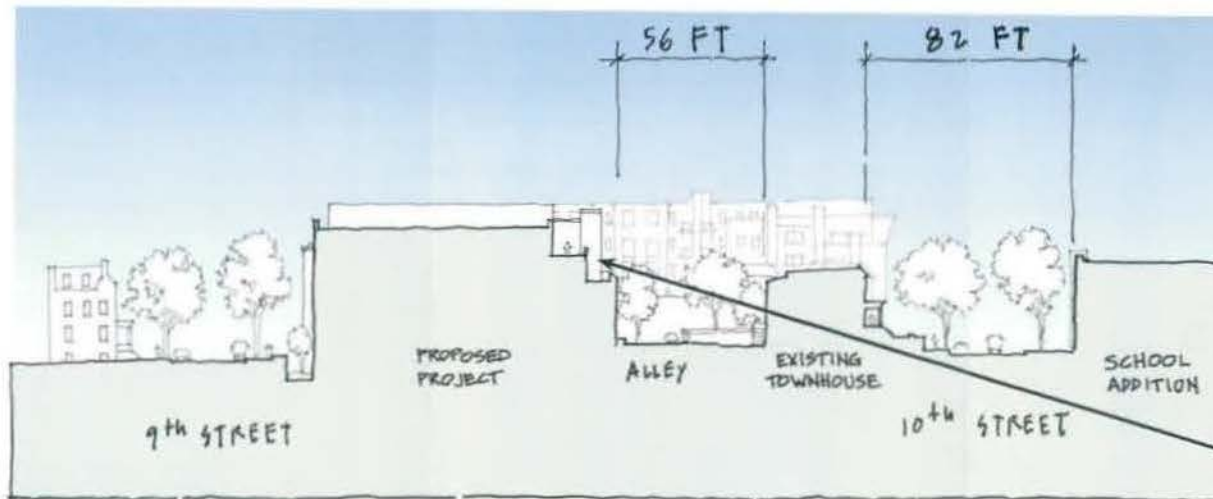


Perspective Sketch of Current Proposal

**SERIES OF DYNAMIC SETBACKS ALONG 10th STREET  
MEDIATE THE HEIGHT DIFFERENTIAL BETWEEN THE  
TOWNHOUSES AND THE PROPOSED PROJECT**



A - E-W SECTION THROUGH MIDDLE OF BUILDING



B - E-W SECTION THROUGH SOUTHERN END

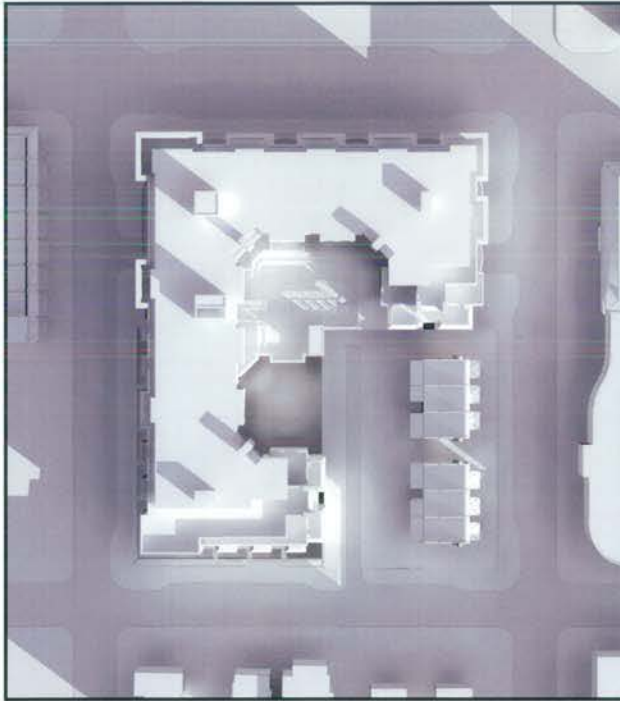


KEY SITE/ROOF PLAN

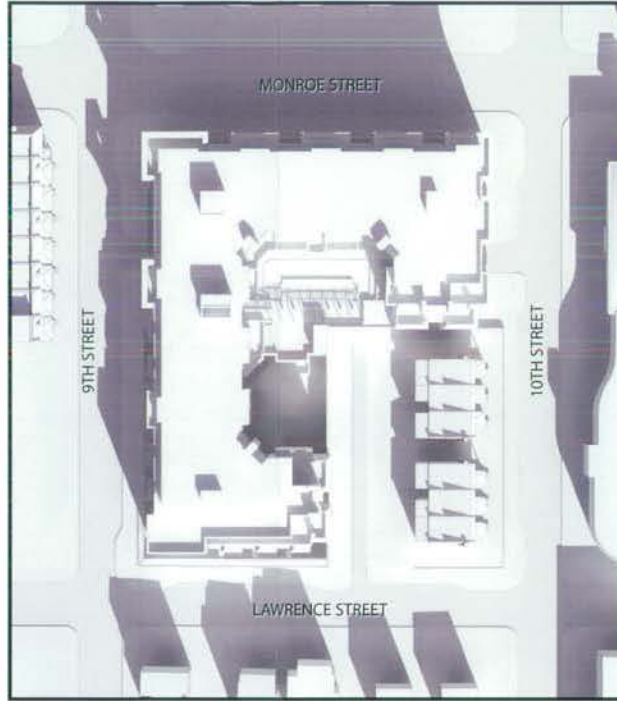
SERIES OF DYNAMIC SETBACKS  
ALONG THE ALLEY MEDIATE THE  
HEIGHT DIFFERENTIAL BETWEEN THE  
TOWNHOUSES AND THE PROPOSED  
PROJECT



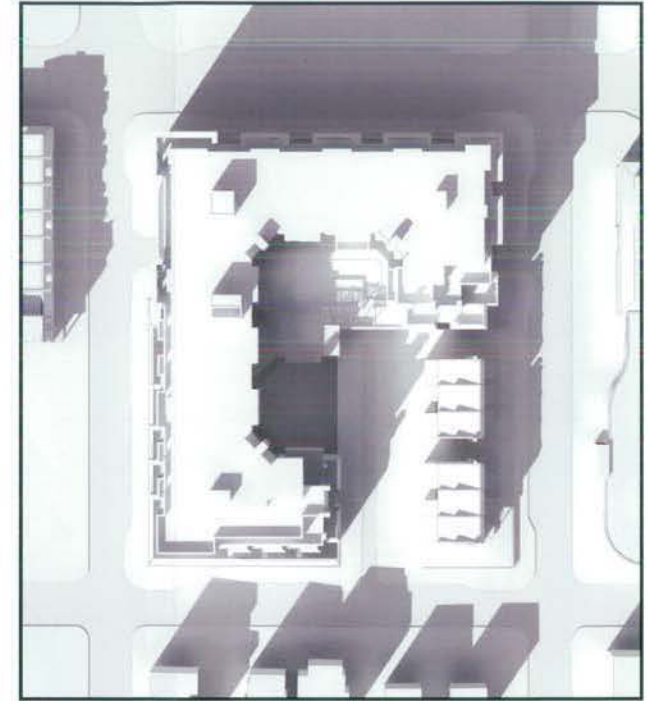
THE BENEFITS OF A NORTHERN AND WESTERN SITE LOCATION ON THE BLOCK ARE ILLUSTRATED BY THESE SHADOW STUDIES WHICH SHOW THE MINIMAL IMPACT ON THE ADJACENT TOWNHOUSES BY THE PROPOSED PROJECT.



9:30 AM

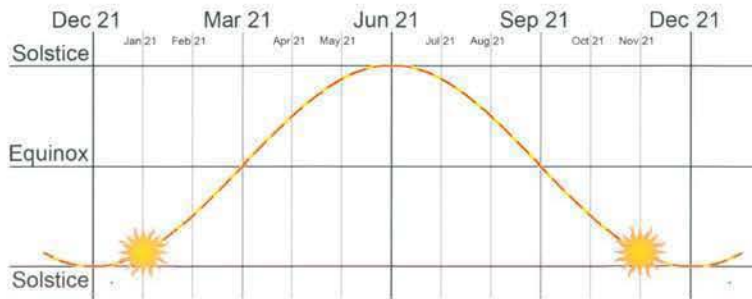


NOON



3:30 PM

JANUARY 21  
OR  
NOVEMBER 21



901 MONROE STREET NE  
Horning Brothers

SHADOW STUDIES - JANUARY or NOVEMBER 21, 2011

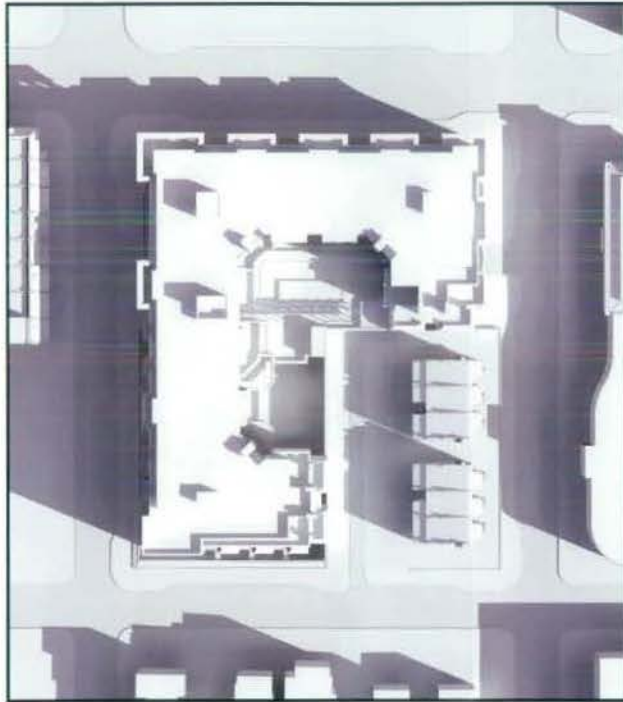
12 OCTOBER 2011

ESOCOFF & ASSOCIATES architects

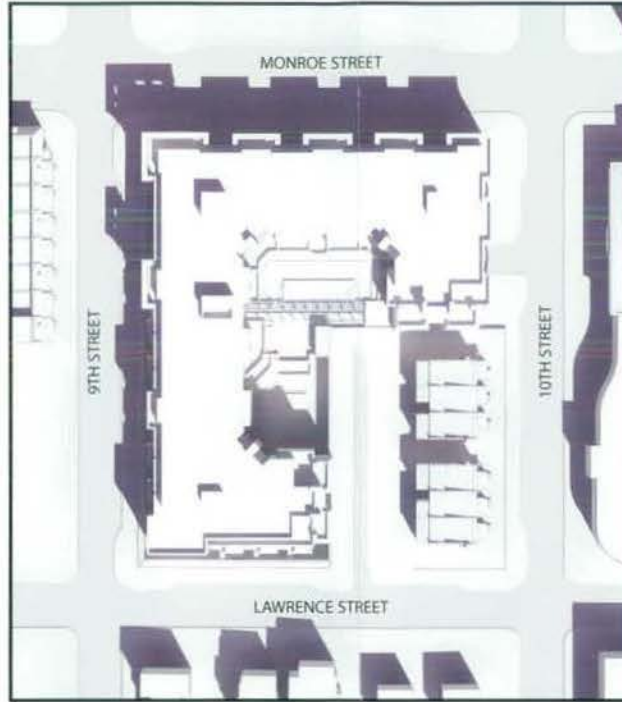


A 42

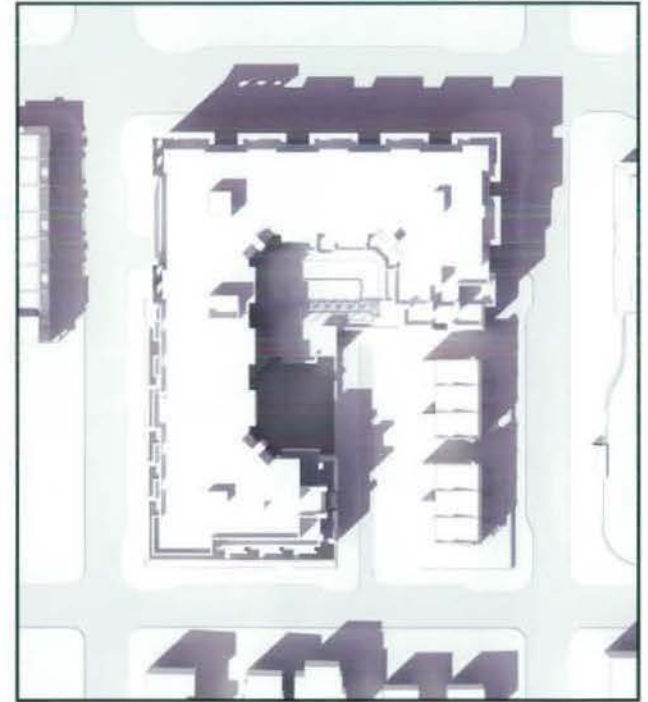
THE BENEFITS OF A NORTHERN AND WESTERN SITE LOCATION ON THE BLOCK ARE ILLUSTRATED BY THESE SHADOW STUDIES WHICH SHOW THE MINIMAL IMPACT ON THE ADJACENT TOWNHOUSES BY THE PROPOSED PROJECT.



9:30 AM



NOON



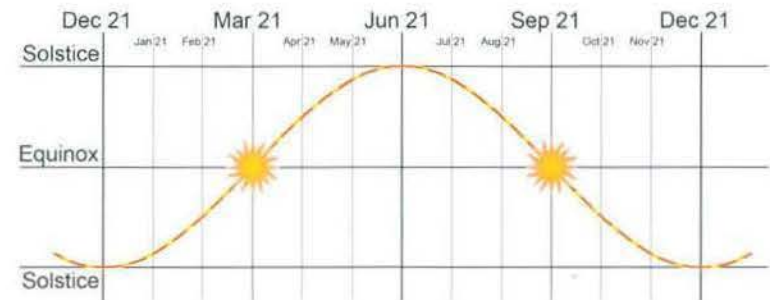
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MARCH 21  
OR  
SEPTEMBER 21



A43 SHADOW STUDIES - MARCH or SEPTEMBER 21, 2011

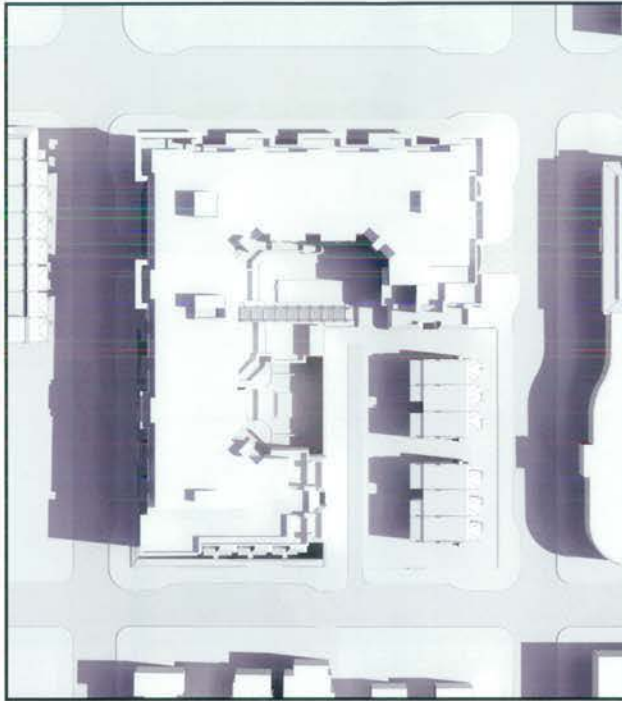
ESOCOFF & ASSOCIATES architects



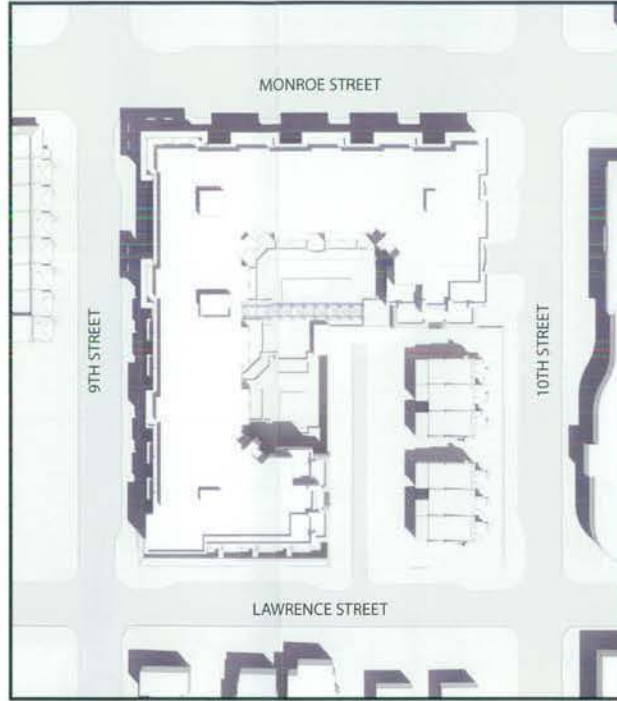
12 OCTOBER 2011



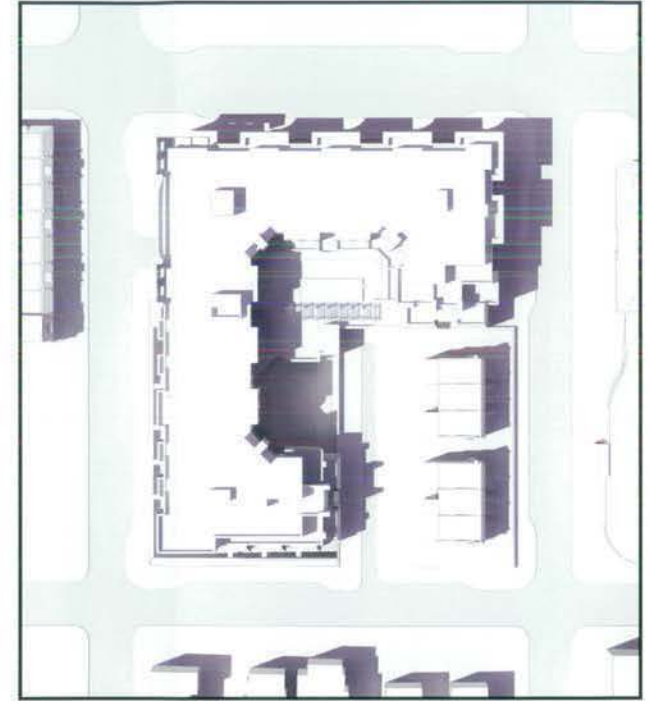
THE BENEFITS OF A NORTHERN AND WESTERN SITE LOCATION ON THE BLOCK ARE ILLUSTRATED BY THESE SHADOW STUDIES WHICH SHOW THE MINIMAL IMPACT ON THE ADJACENT TOWNHOUSES BY THE PROPOSED PROJECT.



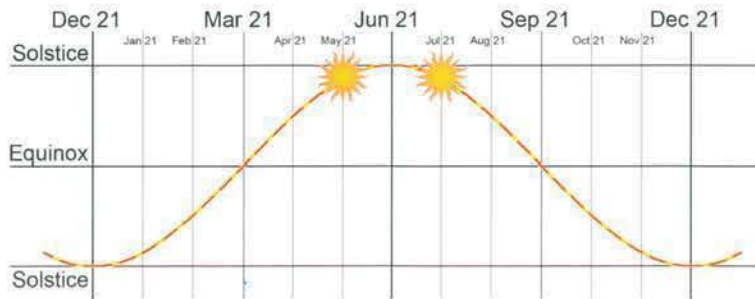
9:30 AM



NOON



3:30 PM



MAY 21  
OR  
JULY 21







Vertical Cone of Vision Elevation - Corner of 9th & Lawrence Street

Note: 27 degree vertical cone of vision shown above was referenced to: Zucker, Paul. *Town and Square - From the Agora to the Village Green*. Cambridge MA: The M.I.T. Press, 1973: pp. 7.

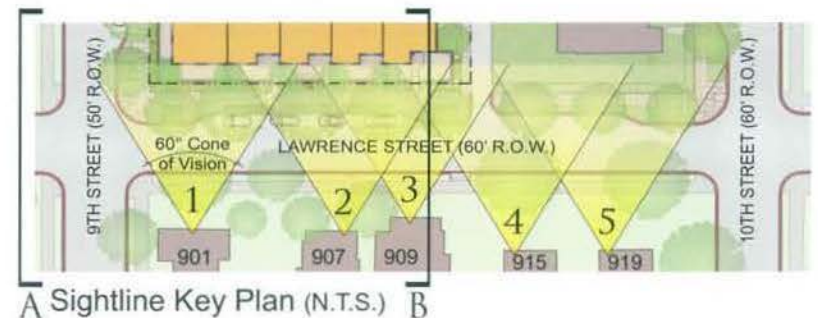


**A45 LAWRENCE STREET RESIDENTS' VIEW NORTH**

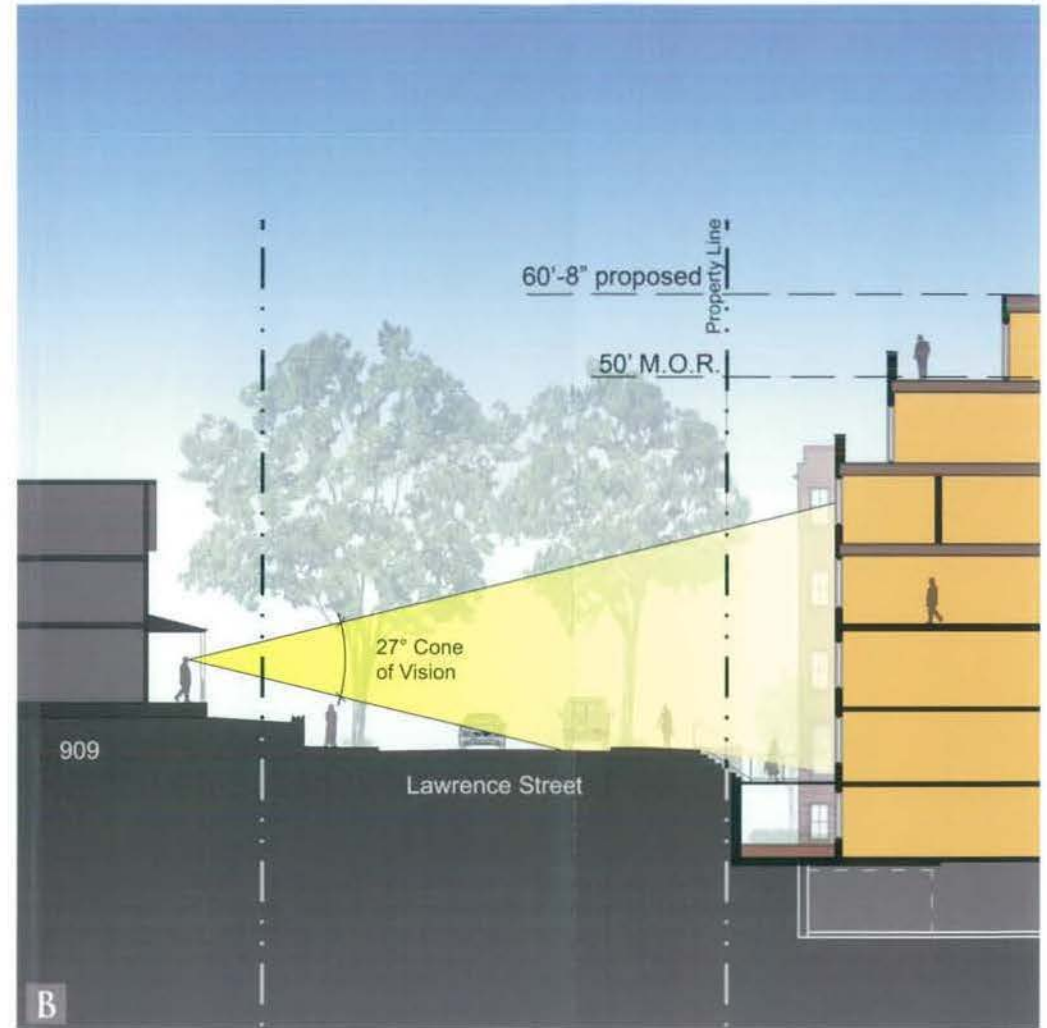
ESOCOFF & ASSOCIATES architects



12 OCTOBER 2011



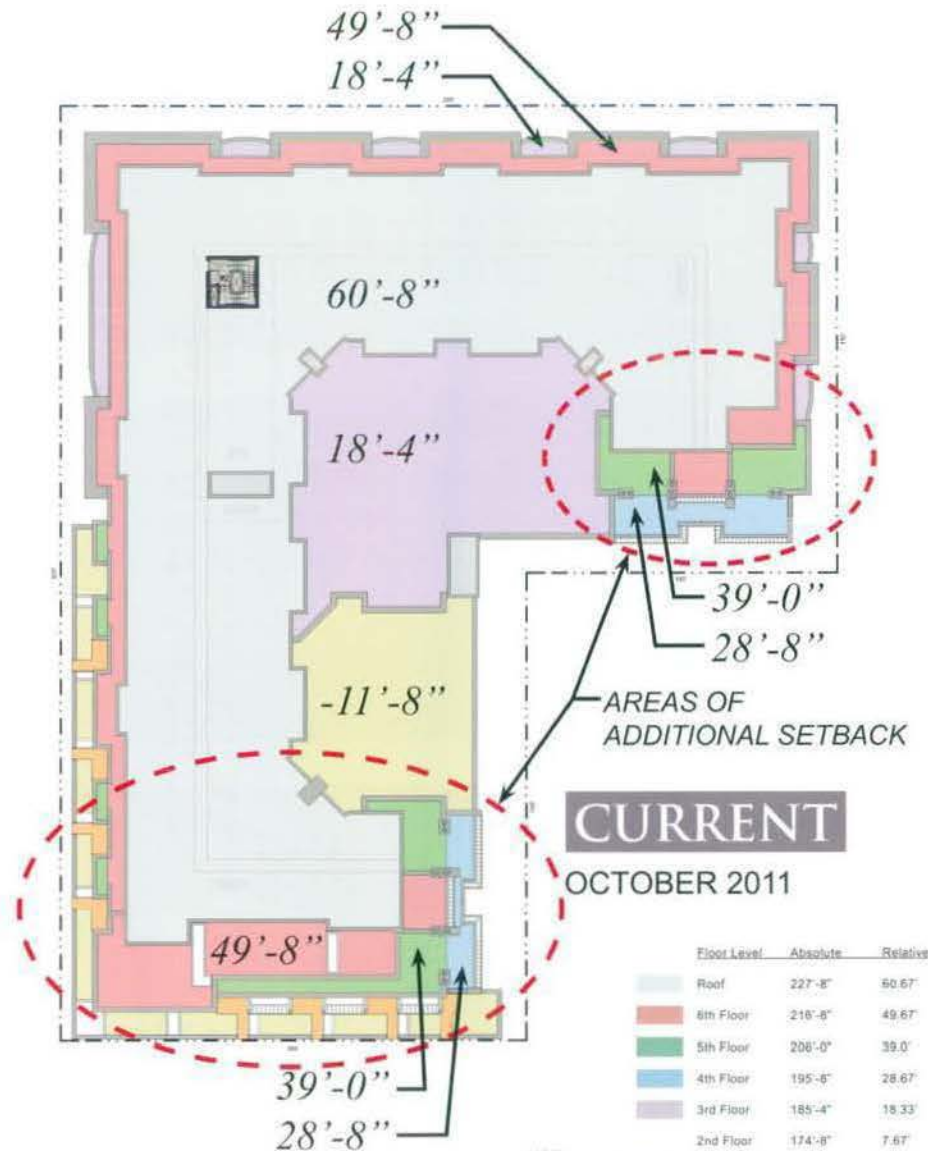
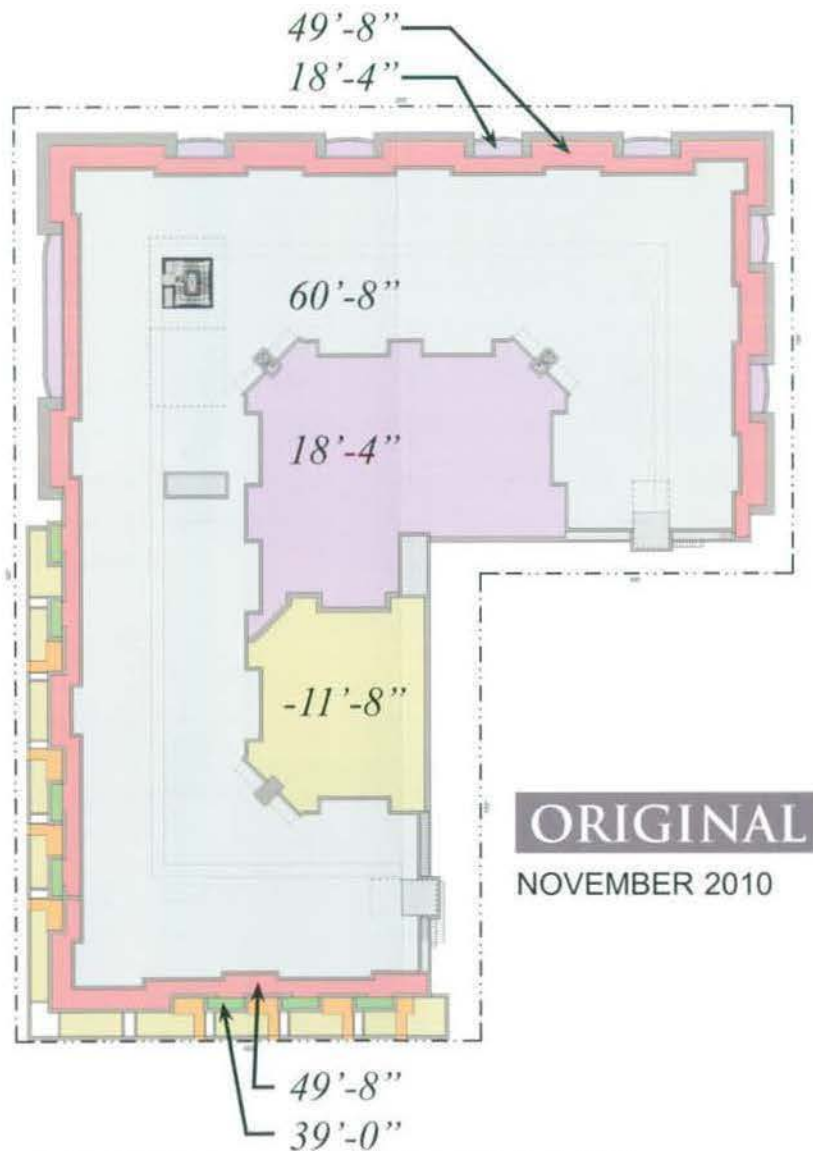
Note: 60 degree horizontal cone of vision shown above was derived from standard conventions as defined by the American Institute of Architects and referenced to: Ramsey, Charles G. & Sleeper, Harold R. *Architectural Graphic Standards*. New York: John Wiley & Sons, 1994: pp. 4-5.



Vertical Cone of Vision Section at Mid Block on Lawrence Street

Note: 27 degree vertical cone of vision shown above was referenced to: Zucker, Paul. *Town and Square - From the Agora to the Village Green*. Cambridge MA: The M.I.T. Press, 1973: pp. 7.





Floor Level	Absolute	Relative
Roof	227'-8"	60.67'
6th Floor	216'-8"	49.67'
5th Floor	206'-0"	39.0'
4th Floor	195'-6"	28.67'
3rd Floor	185'-4"	18.33'
2nd Floor	174'-8"	7.67'
1st Floor	165'-0"	-2.0'
Garden Level	155'-4"	-11.67'



Note: Relative Elevations are based on a Measuring Point of  $\pm 167'-0"$ .

**A47 BUILDING HEIGHT COMPARISON - ROOF PLAN**

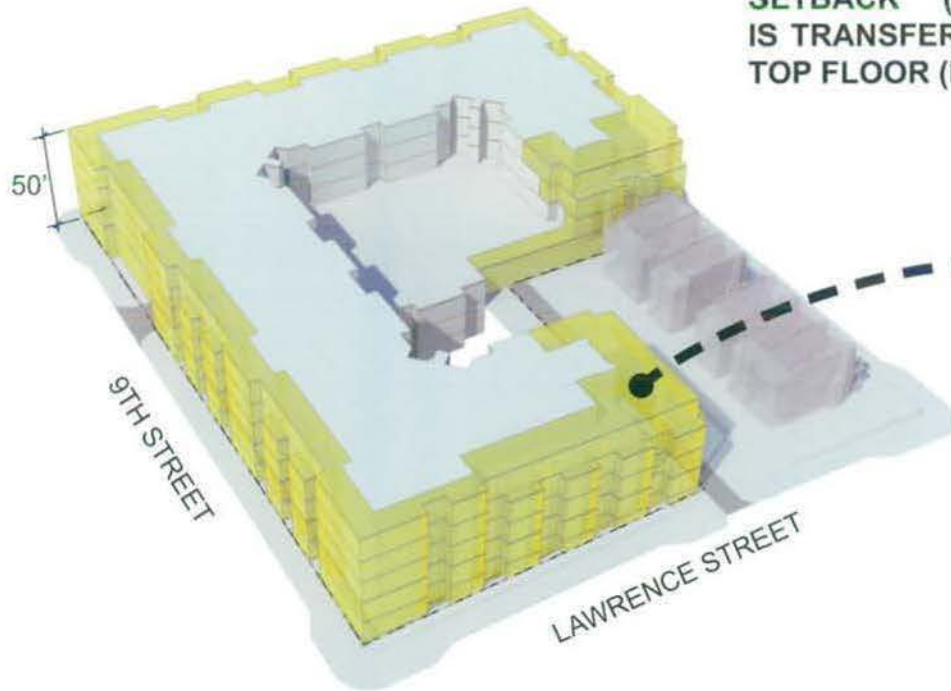
ESOCOFF & ASSOCIATES | architects



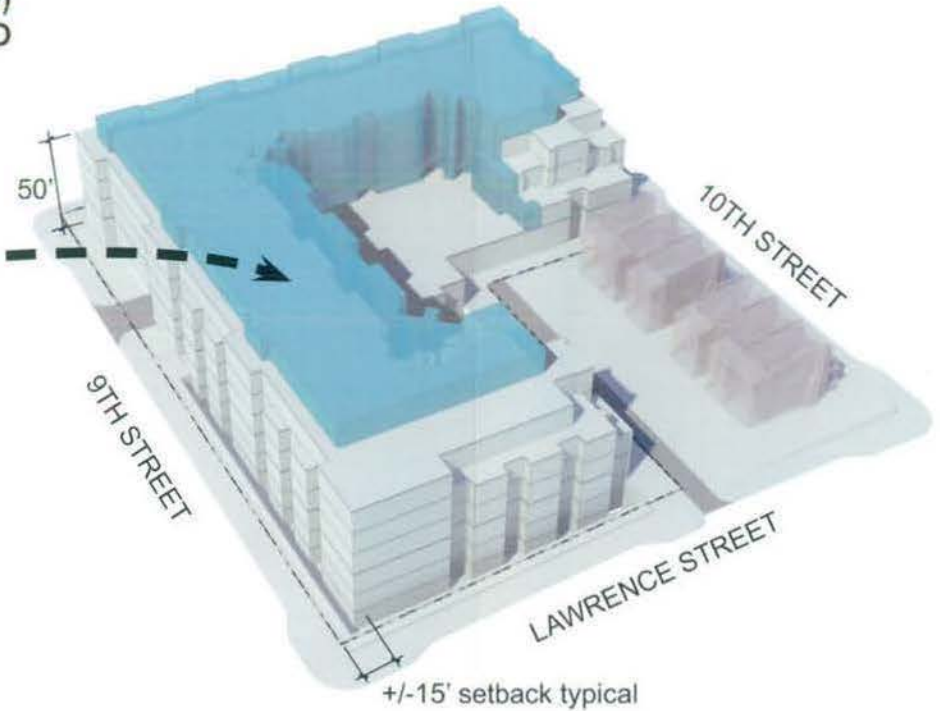
12 OCTOBER 2011



ALLOWABLE  
DEVELOPMENT  
AREA WITHIN  
SETBACK (yellow)  
IS TRANSFERRED TO  
TOP FLOOR (blue).

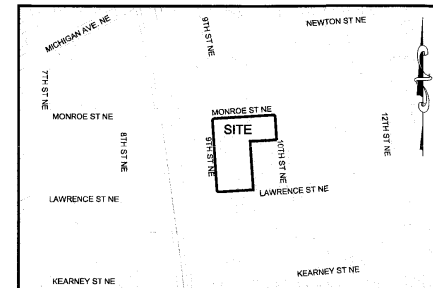
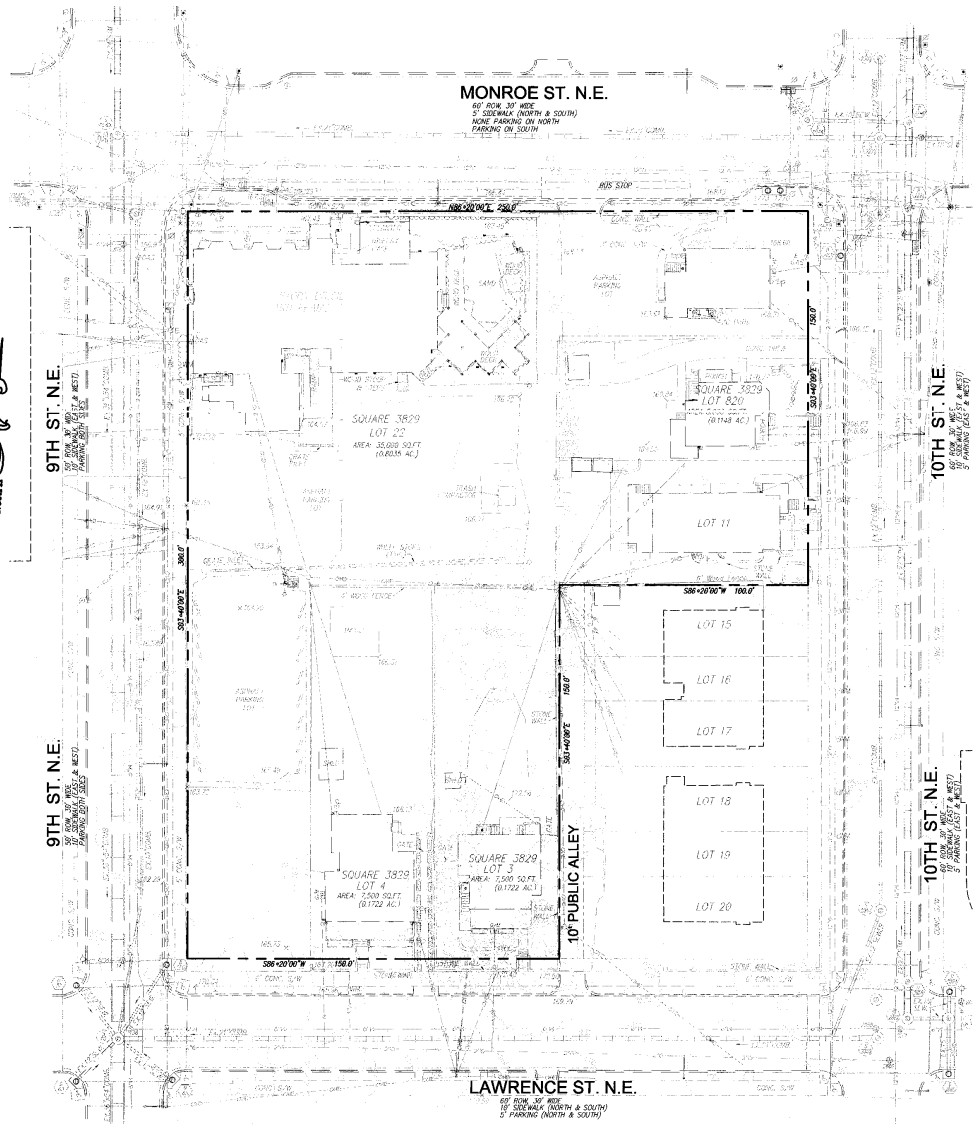


M.O.R MASSING  
TO PROPERTY LINE



PROPOSED MASSING  
WITH +/-15' SETBACK

*The proposed project with +/-15' setbacks and an additional floor results in equal or less development area compared to a project built to the property line at 50' in height.*



**VICINITY MAP**  
SCALE: 1"= 600'

**SHEET INDEX:**

- C 01 EXISTING CONDITIONS PLAN-OVERALL
- C 01A EXISTING CONDITIONS PLAN-NORTH
- C 01B EXISTING CONDITIONS PLAN-SOUTH
- C 02 SEDIMENT AND EROSION CONTROL PLAN-OVERALL
- C 02A SEDIMENT AND EROSION CONTROL PLAN-NORTH
- C 02B SEDIMENT AND EROSION CONTROL PLAN-SOUTH
- C 03 SITE PLAN-OVERALL
- C 03A SITE PLAN-NORTH
- C 03B SITE PLAN-SOUTH
- C 04 GRADING PLAN-OVERALL
- C 04A GRADING PLAN-NORTH
- C 04B GRADING PLAN-SOUTH
- C 05 UTILITY PLAN-OVERALL
- C 05A UTILITY PLAN-NORTH
- C 05B UTILITY PLAN-SOUTH
- C 06 CIRCULATION PLAN-OVERALL
- C 06A CIRCULATION PLAN-NORTH
- C 06B CIRCULATION PLAN-SOUTH
- C 07 SEDIMENT AND EROSION CONTROL DETAILS

**SURVEY NOTES:**

1. THE DATA ON THIS SURVEY IS THE RESULTS OF A FIELD SURVEY BY THIS WILES MENSCH CORPORATION, LAST DATE OF FIELD SURVEY AUGUST 28, 2009.
2. CONTOUR ELEVATIONS SHOWN ARE REFERENCED TO DCDPW DATUM (BM 7-36), MERIDIAN REFERENCED TO DCSO NORTH, BY HOLDING — ST NW AS E-W OR N-S.
3. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.
4. VISIBLE ABOVE GROUND UTILITIES HAVE BEEN SHOWN. SUBSURFACE UTILITIES, WHERE SHOWN, FOLLOW ASCE 38-02 QUALITY LEVELS A-D. LINES ARE LABELED AS FOLLOWS: A: VISUALLY VERIFIED VIA TEST HOLES; B: DESIGNATED AND SURVEYED; C: RECORD INFORMATION CORRELATED WITH SURVEYED SURFACE FEATURES; D: RECORD INFORMATION ONLY. WHERE SUBSURFACE UTILITIES HAVE BEEN APPARENTLY DESIGNATED BY OTHERS ON SITE, THOSE LOCATIONS WILL BE SHOWN AS QUALITY LEVEL C. UTILITIES MAY EXIST THAT ARE NOT SHOWN, UNLESS OTHERWISE LABELED AS ABOVE, THIS SURVEY REPRESENTS QUALITY LEVEL C.
5. PROPERTY IS IDENTIFIED AS FLOOD ZONE C- AREAS OF MINIMAL FLOODING AS IDENTIFIED ON FIRM COMMUNITY PANEL 110001-0920-B EFFECTIVE DATE NOVEMBER 15TH, 1985.



**1-800-257-7777**  
missutility.net

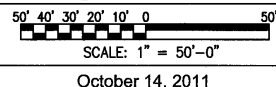
**NOTIFY "MISS UTILITY" AT 1-800-257-7777  
48 HOURS IN ADVANCE BEFORE  
COMMENCING THE WORK.**

**UTILITY REFERENCES:**

UTILITY	SOURCE	DATE
SEWER:	WASA PANEL: B-15-16NE	---
WATER:	WASA PANEL: B-15-16NE	---
ELECTRIC:	PEPCO NONE RECEIVED AS OF	8-21-09
GAS:	WASHINGTON GAS WG 22013	7-21-09
COMMUNICATION:	VERIZON: NE 85 SHT. 1 OF 4	11-13-08

**9th and Monroe Streets, NE, Washington, DC**

Developer  
**Horning Brothers**  
1350 Connecticut Avenue, NW  
Suite 600  
Washington, DC 20036



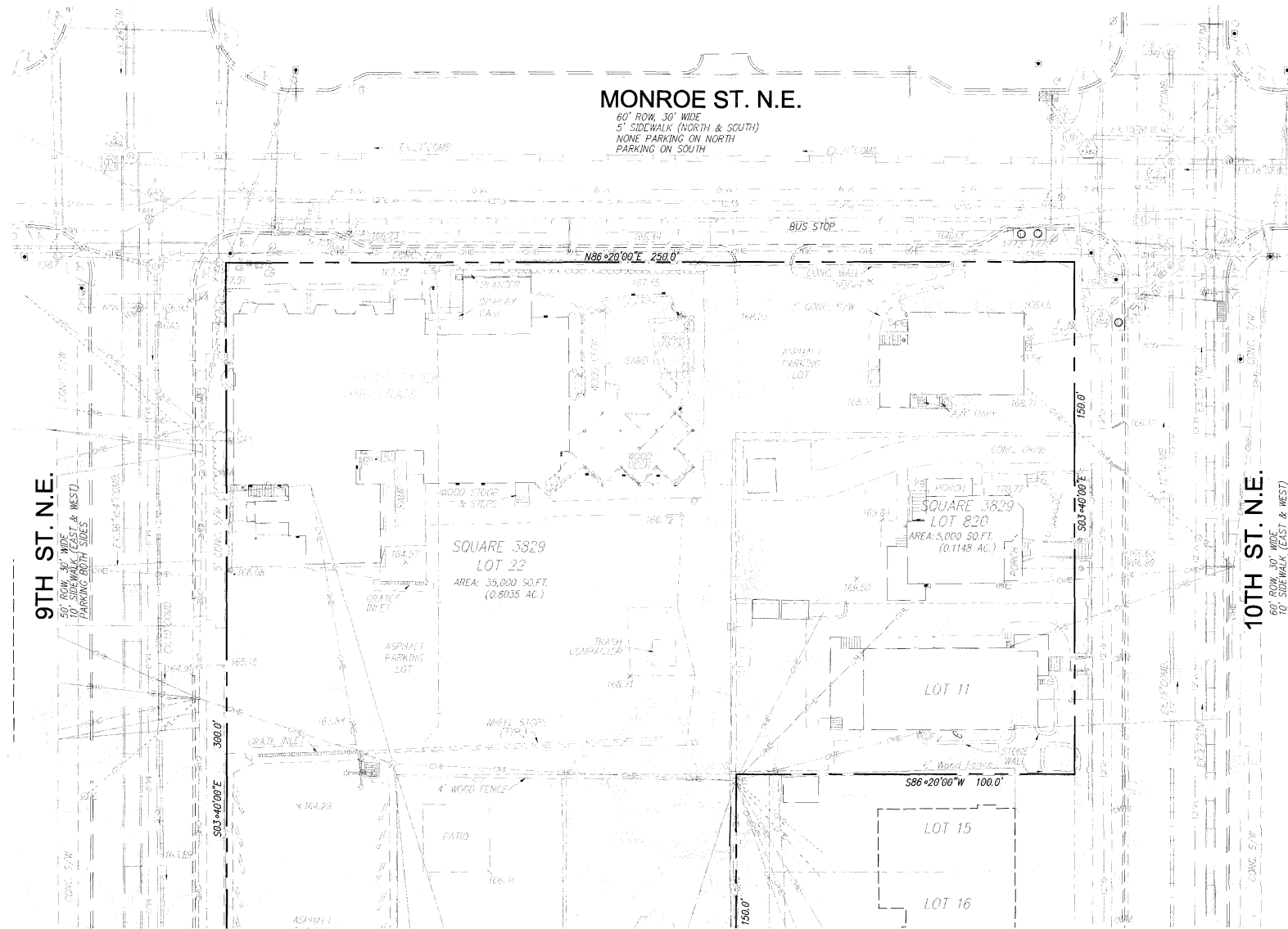
Architect  
1150 Seventeenth Street, NW  
Suite 800  
Washington, DC 20036  
202 682-1600  
Fax 202 682 1672  
architects@esocoff.com  
**ESOCOFF & ASSOCIATES** architects

**Existing Conditions Plan - Overall**

Civil Engineer  
**WILES MENSCH CORPORATION - DC**  
Planning, Engineering, Surveying & Landscape Architecture  
1424 K Street, NW Suite 302, Washington, DC 20005  
Tel: (202) 558-0460 Fax: (202) 558-0550 www.wilesmensch.com

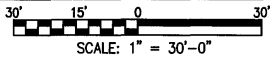
**C 01**

P:\2009\04\_9\_MonroeCAD\ENG\dwg\_Sheet\C01A\_Existing\_Conditions\_Plan - North.dwg - 10/5/2011 3:13:48 PM



## 9th and Monroe Streets, NE, Washington, DC

Developer  
**Horning Brothers**  
1350 Connecticut Avenue, NW  
Suite 800  
Washington, DC 20036



SCALE: 1" = 30'-0"

October 14, 2011

Architect  
1150 Seventeenth Street, NW  
Suite 800  
Washington, DC 20036  
202 682-1600  
202 682-1672  
architects@esocoff.com  
**ESOCOFF & ASSOCIATES** architects

## Existing Conditions Plan - North

Civil Engineer  
**WILES MENSCH CORPORATION - DC**  
Planning, Engineering, Surveying & Landscape Architecture  
1424 K Street, NW, Suite 302, Washington, DC 20005  
Tel: (202) 638-4040 - Fax: (202) 638-4050 www.wilesmensch.com

C 01A

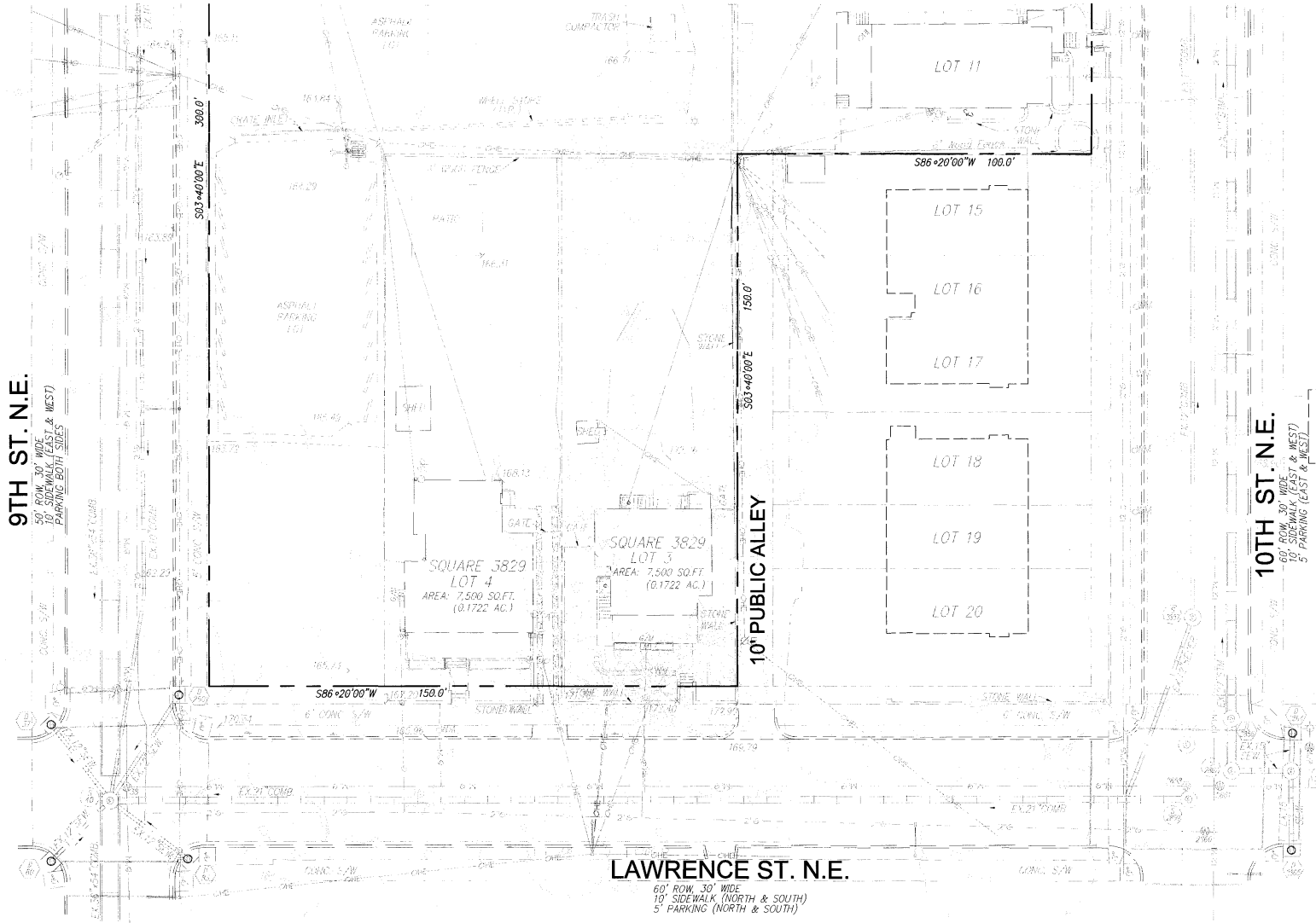


\\p2001\041\36460001\CA\Architect\dwg\c-south.dwg - 10/27/11 3:17:27 PM



9TH ST. N.E.

50' ROW, 30' WIDE  
10' SIDEWALK (EAST & WEST)  
PARKING BOTH SIDES



10TH ST. N.E.

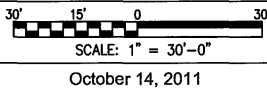
60' ROW, 30' WIDE  
10' SIDEWALK (EAST & WEST)  
5' PARKING (EAST & WEST)

LAWRENCE ST. N.E.

60' ROW, 30' WIDE  
10' SIDEWALK (NORTH & SOUTH)  
5' PARKING (NORTH & SOUTH)

9th and Monroe Streets, NE, Washington, DC

Developer  
**Horning Brothers**  
1350 Connecticut Avenue, NW  
Suite 800  
Washington, DC 20036



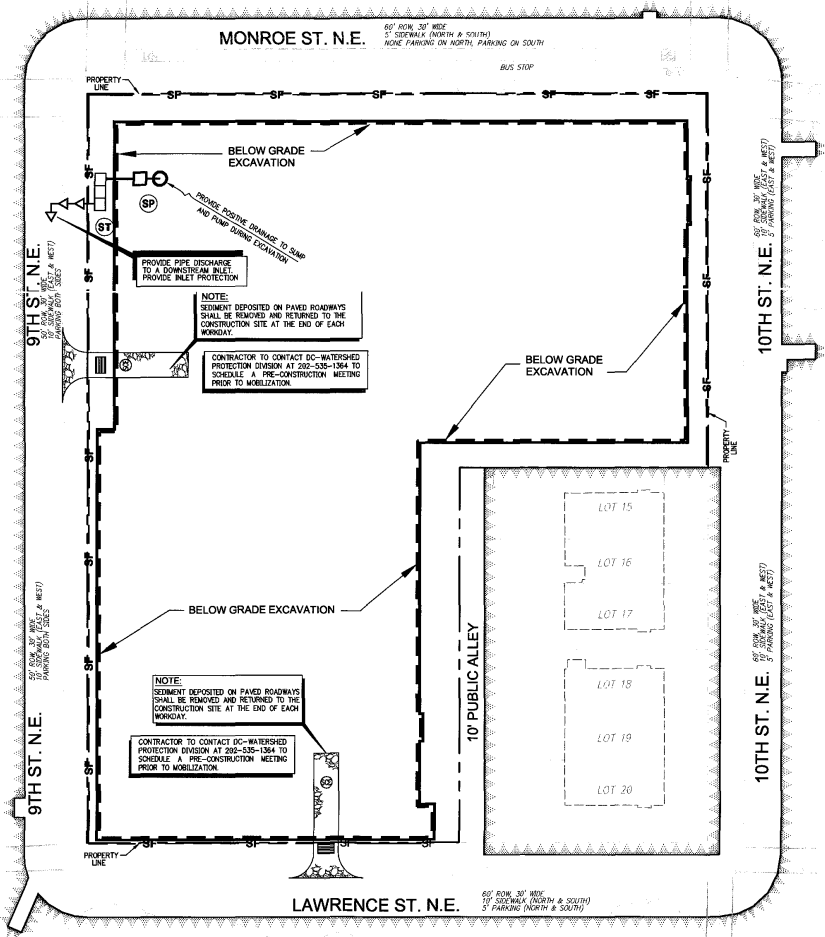
Architect  
1150 Seventeenth Street, NW  
Suite 800  
Washington, DC 20036  
202 682-1600  
Fax 202 682 1872  
architects@esocoff.com  
**ESOCOFF & ASSOCIATES** architects

Existing Conditions Plan - South

Civil Engineer  
**WILES MENSCH CORPORATION - DC**  
Planning, Engineering, Surveying & Landscape Architecture  
1424 K Street, NW, Suite 302, Washington, DC 20005  
Tel: (202) 638-4040 Fax: (202) 638-4050 www.wilesmensch.com

C 01B

P:\2009\04\_14\MonroeCAD\ENG\dwg\_Sheet\02 Sediment And Erosion Control Plan - Overall.dwg - 10/5/2011 3:16:47 PM



**CONSTRUCTION AND STABILIZATION SEQUENCE:**

1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STABILIZED CONSTRUCTION ENTRANCE, WASH RACK, INLET PROTECTION, SILT FENCE, STRAW BALE DIKE, AS INDICATED ON THIS SHEET. SEE SHEET C 07 FOR SEDIMENTATION AND EROSION CONTROL DETAILS.
2. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
3. REMOVE ITEMS AS INDICATED ON DEMOLITION PLAN.
4. INSTALL SITE IMPROVEMENTS AS INDICATED ON CONSTRUCTION DOCUMENTS FOR THE PROPOSED BUILDING.
5. AT THE COMPLETION OF CONSTRUCTION AND AFTER THE INSPECTOR'S APPROVAL, ALL TEMPORARY SALUTATION, SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.

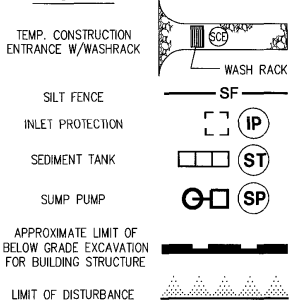
**DUST CONTROL NOTES:**

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
  - A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;
  - B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER;
  - C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
  - A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES;
  - B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
  - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

**SEDIMENTATION AND EROSION CONTROL NOTE:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHORING, BRACING, AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.
2. PROVIDE SILT FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNTIL BELOW GRADE EXCAVATION HAS BEGUN UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
3. PROVIDE CONSTRUCTION FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
4. CONTRACTOR TO PROVIDE ON SITE APPROVED STAMPED AND SIGNED SEDIMENTATION AND EROSION CONTROL DRAWINGS BY DEPARTMENT OF THE ENVIRONMENT, WATERSHED PROTECTION DIVISION.
5. THE APPLICANT MUST NOTIFY THE DEPARTMENT OF ENVIRONMENT BY PHONE (202-535-2240) AT LEAST 24 HOURS PRIOR TO THE START OF GRADING ACTIVITY AND WITHIN (2) WEEKS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION. IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DEPARTMENT OF ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY.

**LEGEND:**



**SITE AREA:**

60,000 SQ.FT. OR 1.38 AC.

**LIMIT OF DISTURBANCE:**

94,736 SQ.FT. OR 2.17 AC.

**AREA OF BELOW GRADE EXCAVATION:**

PARKING LEVEL NO.1: 29,296 SQ.FT. OR 0.672 AC.  
PARKING LEVEL NO.2: 10,907 SQ.FT. OR 0.250 AC.  
GARDEN LEVEL: 50,690 SQ.FT. OR 1.164 AC.

**VOLUME BELOW GRADE EXCAVATION:**

PARKING LEVEL NO.1: 29,296 SQ.FT. X 10 FT. = 292,960 CF± OR 10,850 CY±  
PARKING LEVEL NO.2: 10,907 SQ.FT. X 9 FT. = 98,163 CF± OR 3,636 CY±  
GARDEN LEVEL : 50,690 SQ.FT. X 10 FT. = 506,900 CF± OR 18,774 CY±  
= 898,023 CF± OR 33,260 CY±

**TOTAL VOLUME OF CUT/EXCAVATION:**

EXCAVATION VOLUME: 33,260 CY±

**VOLUME OF FILL:** 0.00 CY

**SEDIMENTATION AND EROSION CONTROL NARRATIVE:**

THE SITE IS CURRENTLY LOCATED ON SQUARE 3829, LOT 3, 4, 820, 11 AND 22 BOUNDED BY MONROE, 9TH., 10TH., AND LAWRENCE STREET, NORTHEAST WITH AN AREA OF APPROXIMATELY 60,000 SQ. FT. OR 1.38 ACRES. EXISTING BUILDING WILL BE RAZED AND EXISTING UTILITIES WILL BE ABANDONED.

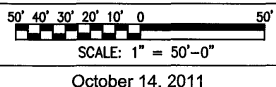
NEW DEVELOPMENT IS A MIXED-USE WITH 12,000 SQ. FT. RETAIL AREA, COURTYARD AREA, 215-235 RESIDENTIAL UNITS AND A APPROX. 127 SPACES BELOW GARAGE PARKING. SITE IMPROVEMENT INCLUDES A NEW FIRE AND DOMESTIC SERVICE, STORM AND SANITARY SEWER, ELECTRICAL, TELECOMMUNICATION AND GAS SERVICE. STORM WATER MANAGEMENT STRUCTURE OR OTHER APPROVED EQUAL.

A NEW DRIVEWAY FOR ENTRY AND EXIT, A NEW CONCRETE SIDEWALK, AND NEW GRANITE CURB AND BRICK GUTTER FRONTING THE DEVELOPMENT ALONG MONROE, 9TH., 10TH., LAWRENCE STREET NORTHEAST FOR ENTIRE BLOCK.

**THIS SHEET IS FOR SEDIMENTATION AND EROSION CONTROL PURPOSES ONLY!!!**

**9th and Monroe Streets, NE, Washington, DC**

**Horning Brothers**  
1350 Connecticut Avenue, NW  
Suite 800  
Washington, DC 20006



Architect  
1150 Seventeenth Street, NW  
Suite 800  
Washington, DC 20036  
202 682-1600  
Fax 202 682 1672  
architects@esocoff.com  
**ESOCOFF & ASSOCIATES** architects

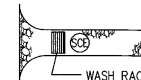
**Sediment And Erosion Control Plan - Overall**

Civil Engineer  
**WILES MENSCH CORPORATION - DC**  
Planning, Engineering, Surveying & Landscape Architecture  
1424 K Street, NW, Suite 302, Washington, DC 20005  
Tel: (202) 638-4040, Fax: (202) 638-4050, www.wilesmensch.com

**C 02**

# LEGEND:

TEMP. CONSTRUCTION  
ENTRANCE W/WASHRACK



SILT FENCE

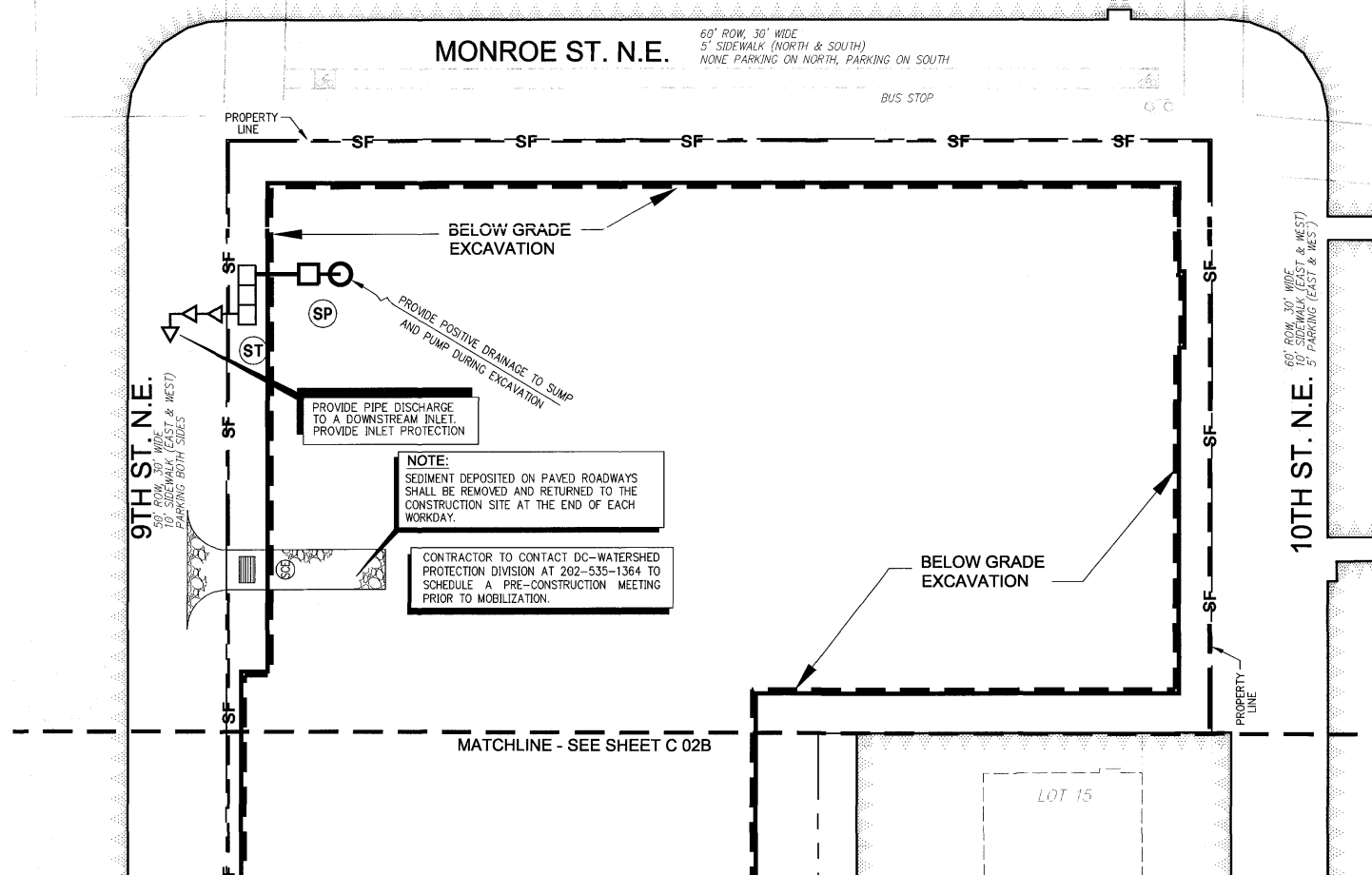
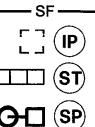
INLET PROTECTION

SEDIMENT TANK

SUMP PUMP

APPROXIMATE LIMIT OF  
BELOW GRADE EXCAVATION  
FOR BUILDING STRUCTURE

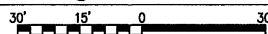
LIMIT OF DISTURBANCE



THIS SHEET IS FOR SEDIMENTATION AND EROSION CONTROL PURPOSES ONLY!!!

9th and Monroe Streets, NE, Washington, DC

Developer  
**Horning Brothers**  
1350 Connecticut Avenue, NW  
Suite 800  
Washington, DC 20036



SCALE: 1" = 30'-0"

October 14, 2011

Architect  
1150 Seventeenth Street, NW  
Suite 800  
Washington, DC 20036  
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Fax 202 682 1672  
architects@esocoff.com  
**ESOCOFF & ASSOCIATES** architects

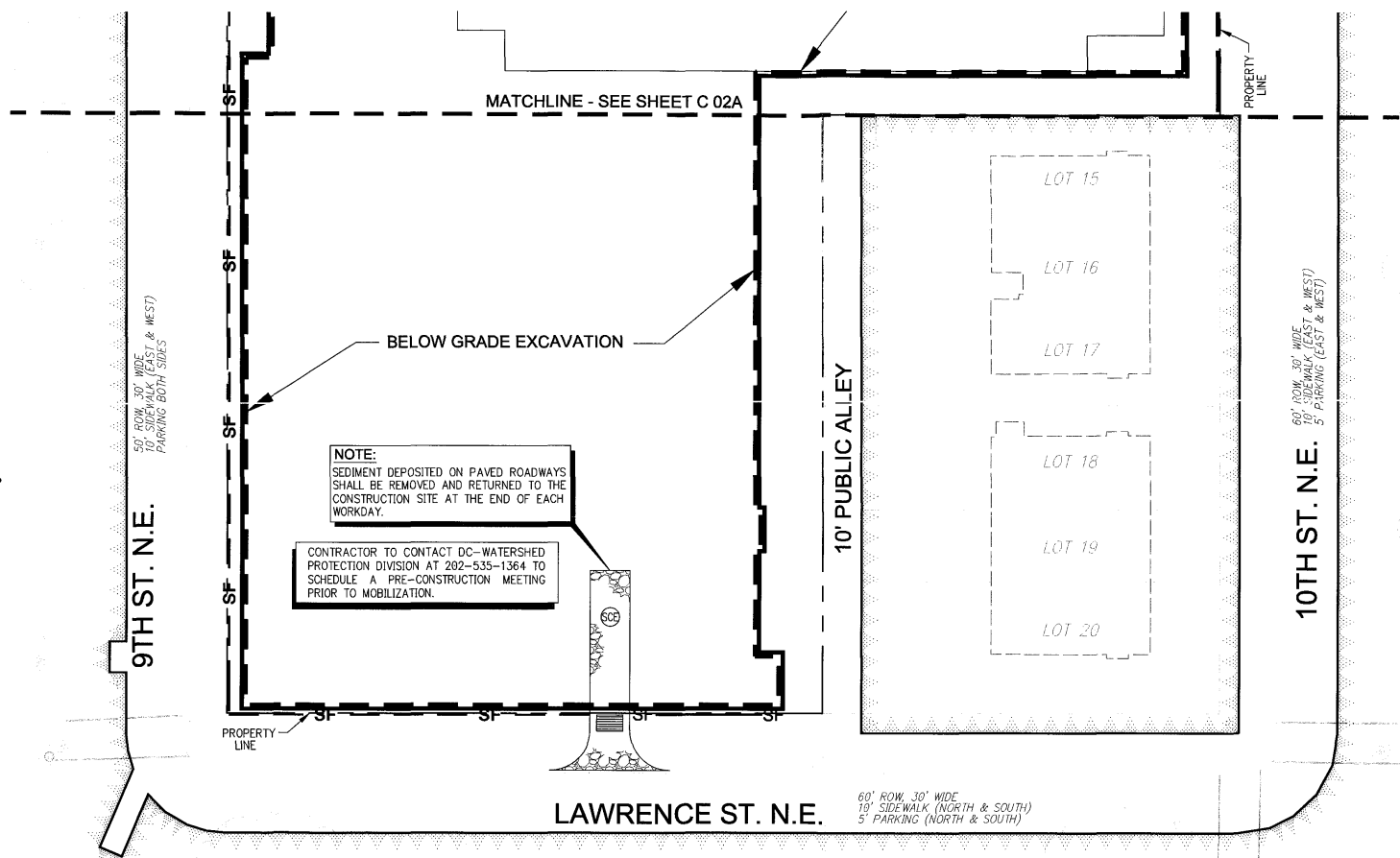
Sediment And Erosion Control Plan - North

Civil Engineer  
**WILES MENSCH CORPORATION - DC**  
Planning, Engineering, Surveying & Landscape Architecture  
1424 K Street, NW, Suite 302, Washington, DC 20005  
Tel: (202) 538-8040 - Fax: (202) 538-8050 www.wilesmensch.com

C 02A



P:\2009\0411\_9-Monroe\CADD\ENGL\dwg\_Sheets\C 02B Sediment And Erosion Control Plan - South.dwg - 10/5/2011 3:19:45 PM



**LEGEND:**

TEMP. CONSTRUCTION ENTRANCE W/WASHRACK

SILT FENCE

INLET PROTECTION

SEDIMENT TANK

SUMP PUMP

APPROXIMATE LIMIT OF BELOW GRADE EXCAVATION FOR BUILDING STRUCTURE

LIMIT OF DISTURBANCE

**NOTE:**  
SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE AT THE END OF EACH WORKDAY.

CONTRACTOR TO CONTACT DC-WATERSHED PROTECTION DIVISION AT 202-535-1364 TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO MOBILIZATION.

THIS SHEET IS FOR SEDIMENTATION AND EROSION CONTROL PURPOSES ONLY!!!

9th and Monroe Streets, NE, Washington, DC

Sediment And Erosion Control Plan - South

C 02B

Developer  
**Horning Brothers**  
1350 Connecticut Avenue, NW  
Suite 800  
Washington, DC 20036



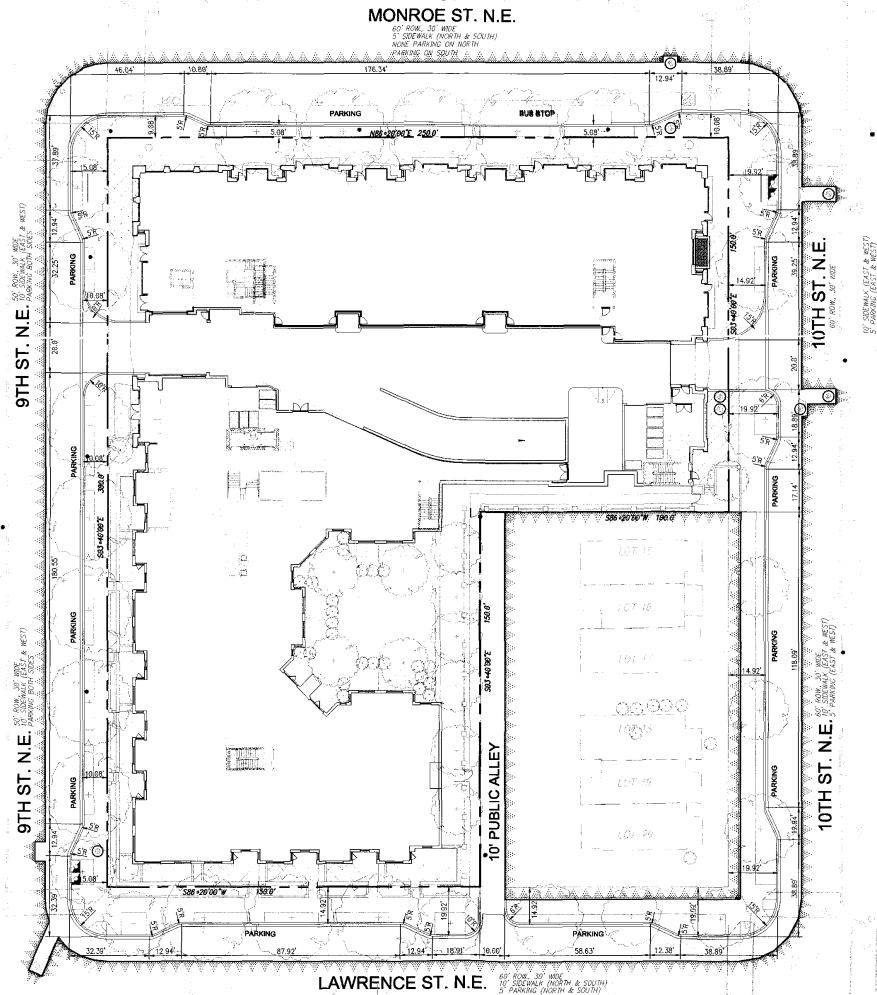
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SCALE: 1" = 30'-0"

October 14, 2011

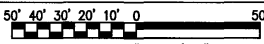
Architect  
1150 Seventeenth Street, NW  
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architects@esocoff.com  
**ESOCOFF & ASSOCIATES** architects

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9th and Monroe Streets, NE, Washington, DC

Developer  
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1350 Connecticut Avenue, NW  
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Washington, DC 20036



SCALE: 1" = 50'-0"  
October 14, 2011

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architects@esocoff.com  
**ESOCOFF & ASSOCIATES** architects

Site Plan - Overall

Civil Engineer  
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C 03

# MONROE ST. N.E.

60' ROW, 30' WIDE  
5' SIDEWALK (NORTH & SOUTH)  
NONE PARKING ON NORTH  
PARKING ON SOUTH

9TH ST. N.E.  
50' ROW, 30' WIDE  
10' SIDEWALK (EAST & WEST)  
PARKING BOTH SIDES

10TH ST. N.E.  
60' ROW, 30' WIDE

10' SIDEWALK (EAST & WEST)  
5' PARKING (EAST & WEST)

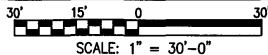
MATCHLINE - SEE SHEET C 03B

586' ± 20' 00" W. 100.0'

9th and Monroe Streets, NE, Washington, DC

Site Plan - North

Developer  
**Horning Brothers**  
1350 Connecticut Avenue, NW  
Suite 600  
Washington, DC 20036



SCALE: 1" = 30'-0"

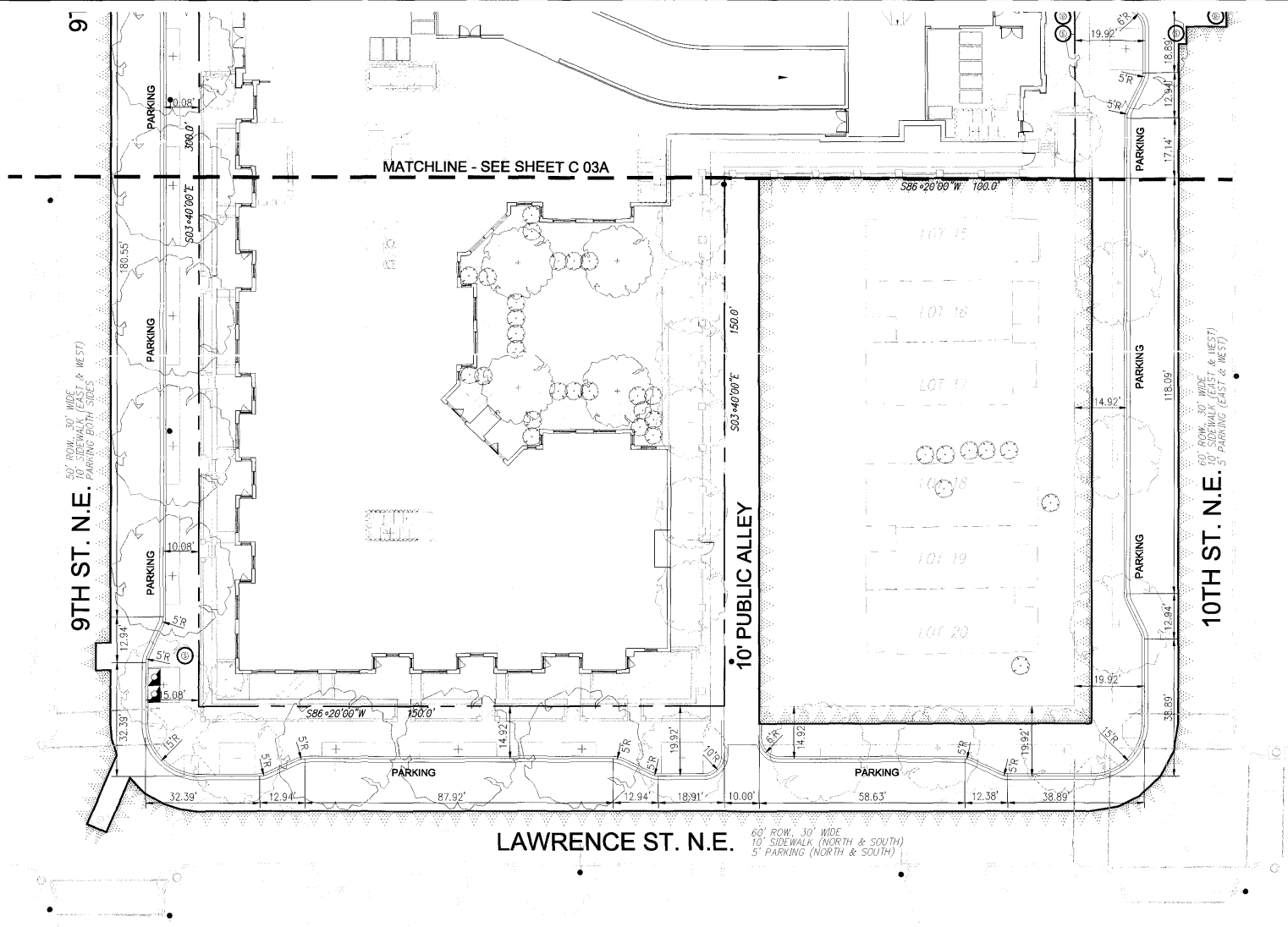
October 14, 2011

Architect  
1150 Seventeenth Street, NW  
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Fax 202 682-1672  
architect@esocoff.com  
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Civil Engineer  
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C 03A

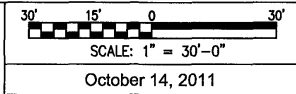




9th and Monroe Streets, NE, Washington, DC

Site Plan - South

Developer  
**Horning Brothers**  
1350 Connecticut Avenue, NW  
Suite 800  
Washington, DC 20036

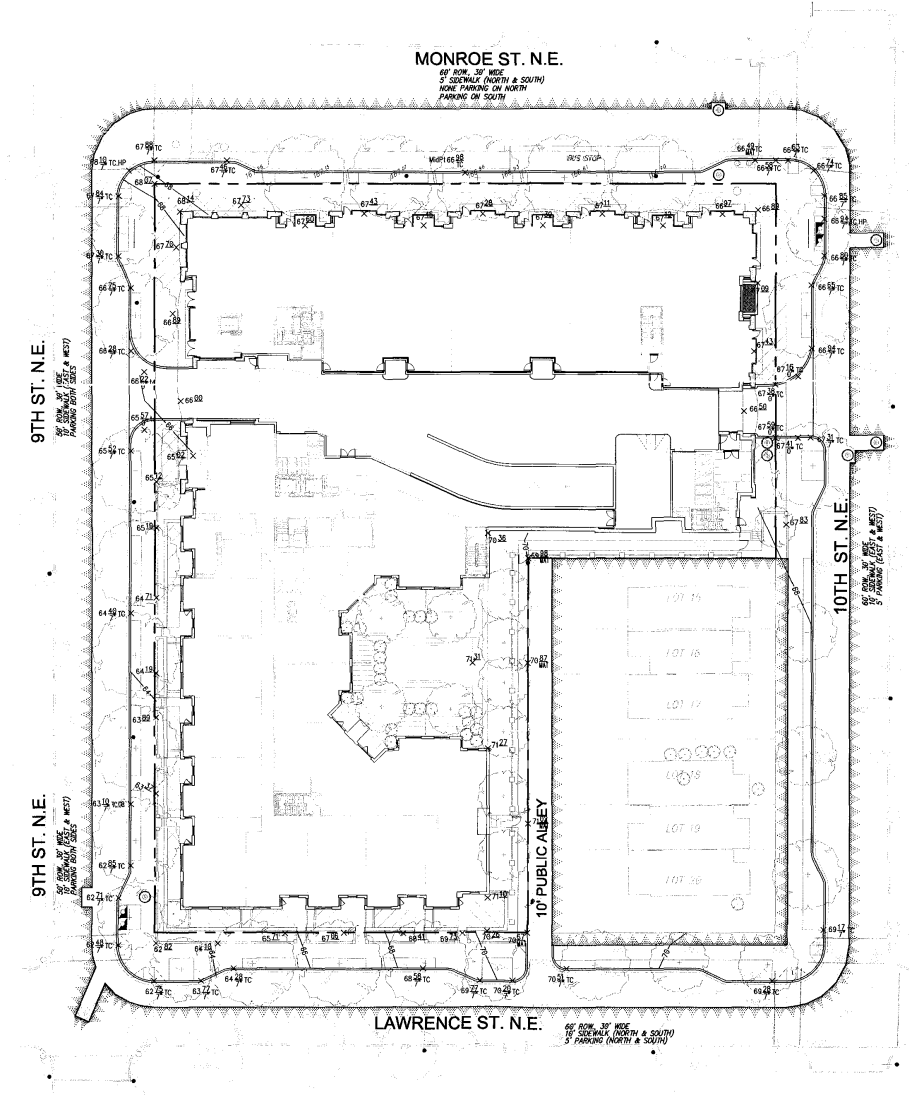


Architect  
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C 03B

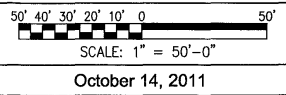
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LEGEND		
	EXISTING	PROPOSED
SPOT ELEVATIONS	03.25 X	03.25 X
NOTATION & REVEAL:		
TC: TOP OF CURB		
BC: BOTTOM OF CURB		
CRN: CROWN		
GB: GRADE BREAK		
INV: INVERT		
MAT: MATCH (EXISTING CONDITION)		
LP: LOW POINT		
ENT: ENTRANCE		
PL: PROPERTY LINE		
PLBC: PROPERTY LINE BOTTOM OF CURB		

# 9th and Monroe Streets, NE, Washington, DC

Developer  
**Horning Brothers**  
1350 Connecticut Avenue, NW  
Suite 800  
Washington, DC 20006



Architect  
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Suite 800  
Washington, DC 20036  
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Fax 202 682 1672  
architects@esocoff.com  
**ESOCOFF & ASSOCIATES** architects

# Grading Plan - Overall

Civil Engineer  
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Planning, Engineering, Surveying & Landscape Architecture  
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Tel: (202) 638-4040 - Fax: (202) 638-4050 www.wilesmensch.com

C 04

# MONROE ST. N.E.

60' ROW, 30' WIDE  
5' SIDEWALK (NORTH & SOUTH)  
NONE PARKING ON NORTH  
PARKING ON SOUTH

9TH ST. N.E.  
50' ROW, 30' WIDE  
10' SIDEWALK (EAST & WEST)  
PARKING BOTH SIDES

10TH ST. N.E.  
60' ROW, 30' WIDE  
10' SIDEWALK (EAST & WEST)  
5' PARKING (EAST & WEST)

MATCHLINE - SEE SHEET C 04B

## LEGEND

	EXISTING	PROPOSED
SPOT ELEVATIONS	03.25 X	03.25 X

## NOTATION & REVEAL:

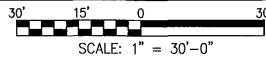
- TC: TOP OF CURB
- BC: BOTTOM OF CURB
- CRN: CROWN
- GB: GRADE BREAK
- INV: INVERT
- MAT: MATCH (EXISTING CONDITION)
- LP: LOW POINT
- ENT: ENTRANCE
- PL: PROPERTY LINE
- PLBC: PROPERTY LINE  
BOTTOM OF CURB

9th and Monroe Streets, NE, Washington, DC

Grading Plan - North

C 04A

Developer  
**Horning Brothers**  
1350 Connecticut Avenue, NW  
Suite 800  
Washington, DC 20036



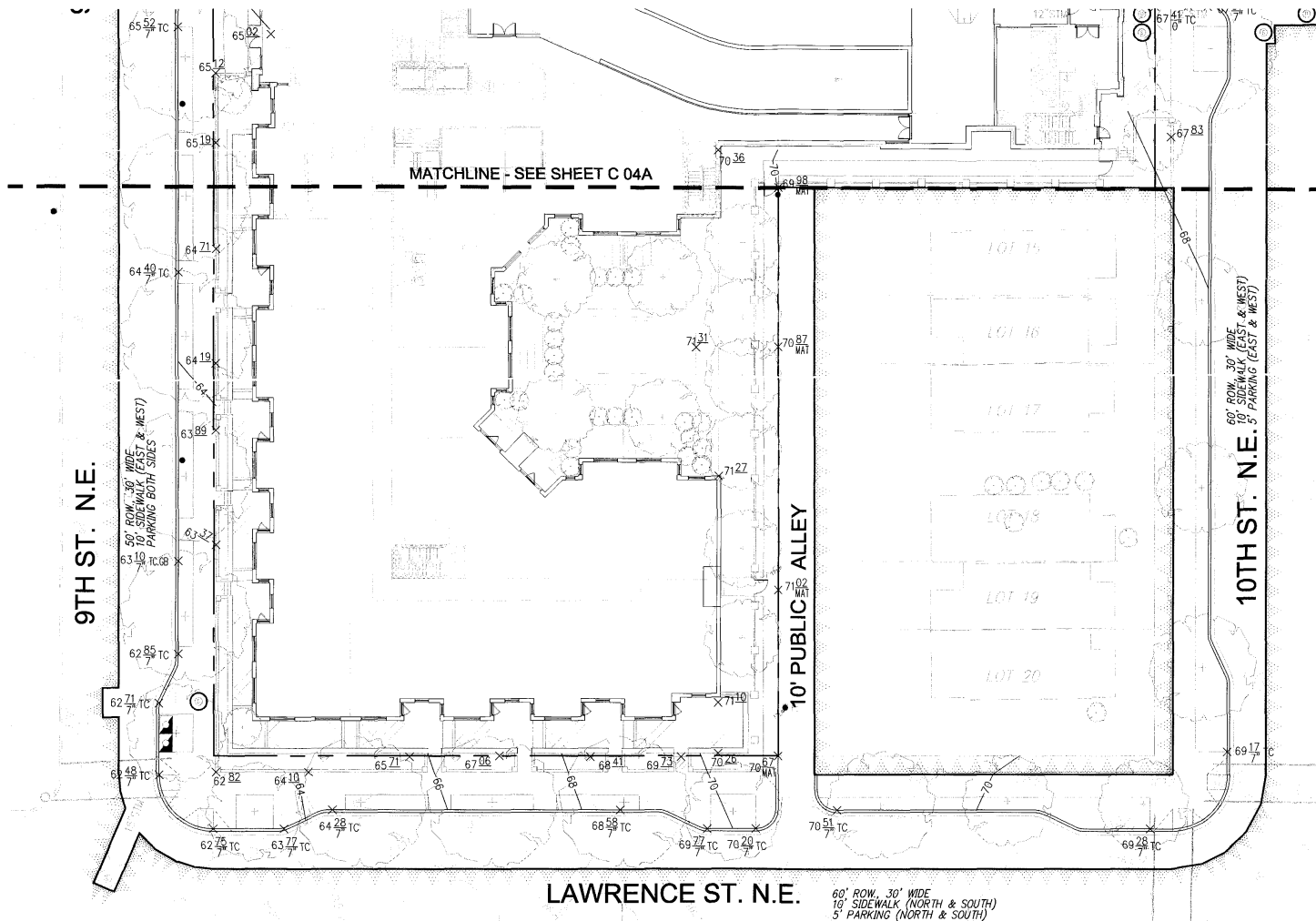
October 14, 2011

Architect  
1150 Seventeenth Street, NW  
Suite 800  
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Fax 202 682 1672  
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Civil Engineer  
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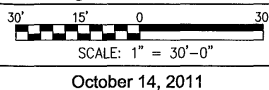
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	LEGEND	
	EXISTING	PROPOSED
SPOT ELEVATIONS	03.25 X	03.25 X
NOTATION & REVEAL:		
TC: TOP OF CURB		
BC: BOTTOM OF CURB		
CRN: CROWN		
GB: GRADE BREAK		
INV: INVERT		
MAT: MATCH (EXISTING CONDITION)		
LP: LOW POINT		
ENT: ENTRANCE		
PL: PROPERTY LINE		
PLBC: PROPERTY LINE BOTTOM OF CURB		

9th and Monroe Streets, NE, Washington, DC

Developer  
**Horning Brothers**  
1350 Connecticut Avenue, NW  
Suite 800  
Washington, DC 20036

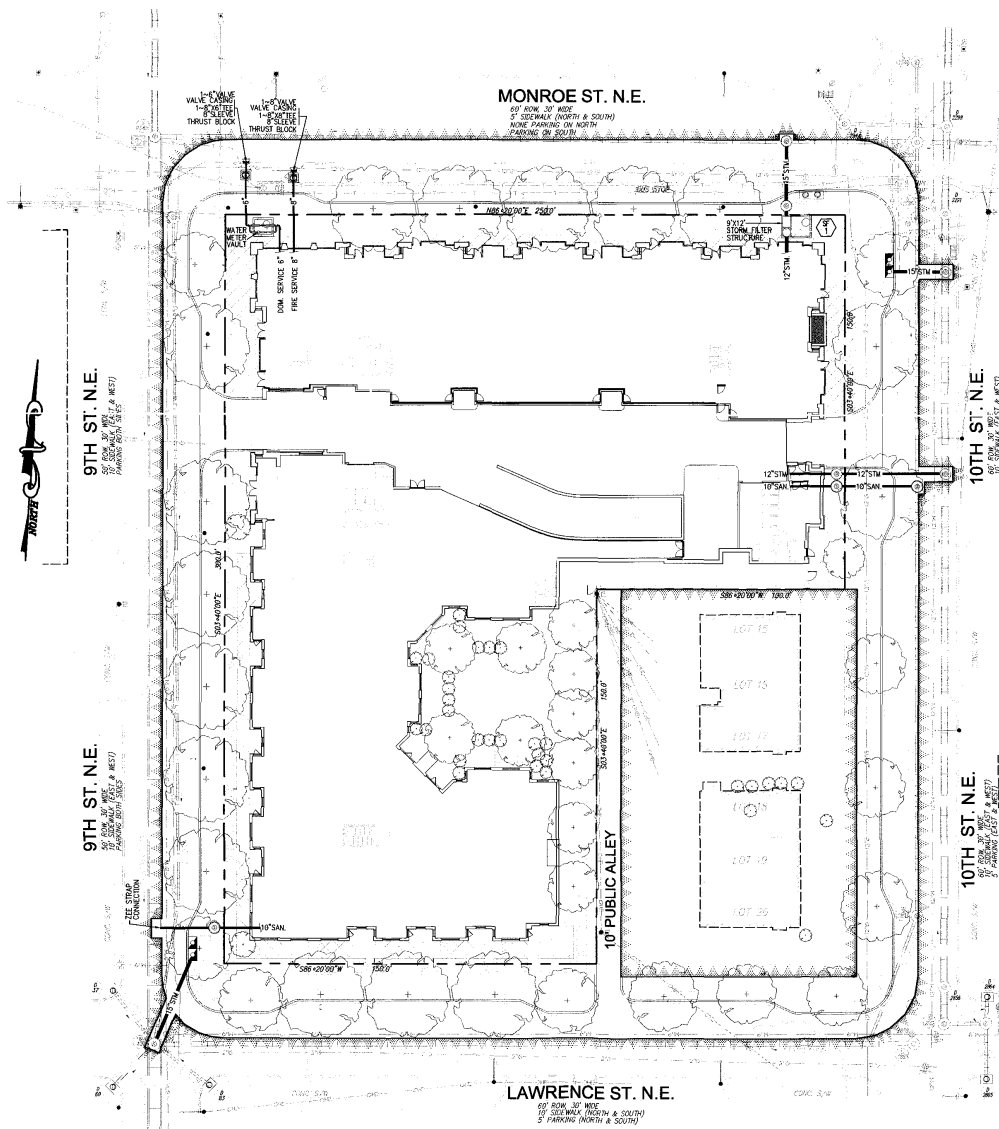


Architect  
1150 Seventeenth Street, NW  
Suite 800  
Washington, DC 20036  
202 682-1900  
Fax 202 682 1672  
architects@esocoff.com  
**ESCOFF & ASSOCIATES** architects

Grading Plan - South

Civil Engineer  
**WILES MENSCH CORPORATION - DC**  
Planning, Engineering, Surveying & Landscape Architecture  
1424 K Street, NW - Suite 302 - Washington, DC 20005  
Tel: (202) 638-4040 - Fax: (202) 638-4050 www.wilesmensch.com

C 04B



#### STORM WATER MANAGEMENT NARRATIVE:

9TH. AND MONROE STREET, NE. WASHINGTON DC. PROPOSED PLANNED UNIT DEVELOPMENT WILL PROVIDE STORM WATER MANAGEMENT THROUGH STORM WATER MANAGEMENT STRUCTURE OR OTHER BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH CURRENT DISTRICT DEPARTMENT OF ENVIRONMENT (DDOE) REGULATIONS. THE SITE WILL TREAT ALL STORM WATER FOR WATER QUALITY BEFORE DISCHARGING THE RUNOFF TO THE EXISTING STORM DRAINAGE INFRASTRUCTURE. THE STORM WATER MANAGEMENT DESIGN IS SCHEMATIC IN NATURE. STORM WATER MANAGEMENT PROVISION WILL BE DETERMINED DURING THE FINAL DESIGN PROCESS.

#### PLUMBING: UTILITY INFORMATION

- SANITARY:**  
PROJECTED AVERAGE FLOW: 275.00 GPM  
PROJECTED PEAK FLOW: 425.00 GPM
- DOMESTIC WATER :**  
PROJECTED PEAK FLOW: 400.00 GPM
- FIRE PROTECTION:**  
PROJECTED PEAK FLOW: 1000.00 GPM
- STORM:**  
PROJECTED PEAK FLOW: 1600.00 GPM (SEE NOTE BELOW)  
PROJECTED PEAK FLOW: 320.00 GPM (SEE NOTE 2 BELOW)

#### NOTE:

- PEAK STORM FLOW OF 1600.00 GPM NOT CONSIDERING GREEN ROOF DESIGN.
- PEAK STORM FLOW OF 320.00 GPM CONSIDERING GREEN ROOF DESIGN.
- STORM FLOW CALCULATION IS BASED ON 100-YEAR, 1-HOUR RAINFALL RATE OF 3.2" PER HOUR.

#### NOTE

UTILITY AND STORMWATER MANAGEMENT DESIGN IS SCHEMATIC IN NATURE. FINAL UTILITY AND STORMWATER MANAGEMENT PROVISIONS TO BE DETERMINED DURING FINAL DESIGN PROCESS.

9th and Monroe Streets, NE, Washington, DC

Developer  
**Horning Brothers**  
1350 Connecticut Avenue, NW  
Suite 800  
Washington, DC 20036



50' 40' 30' 20' 10' 0'

SCALE: 1" = 50'-0"

October 14, 2011

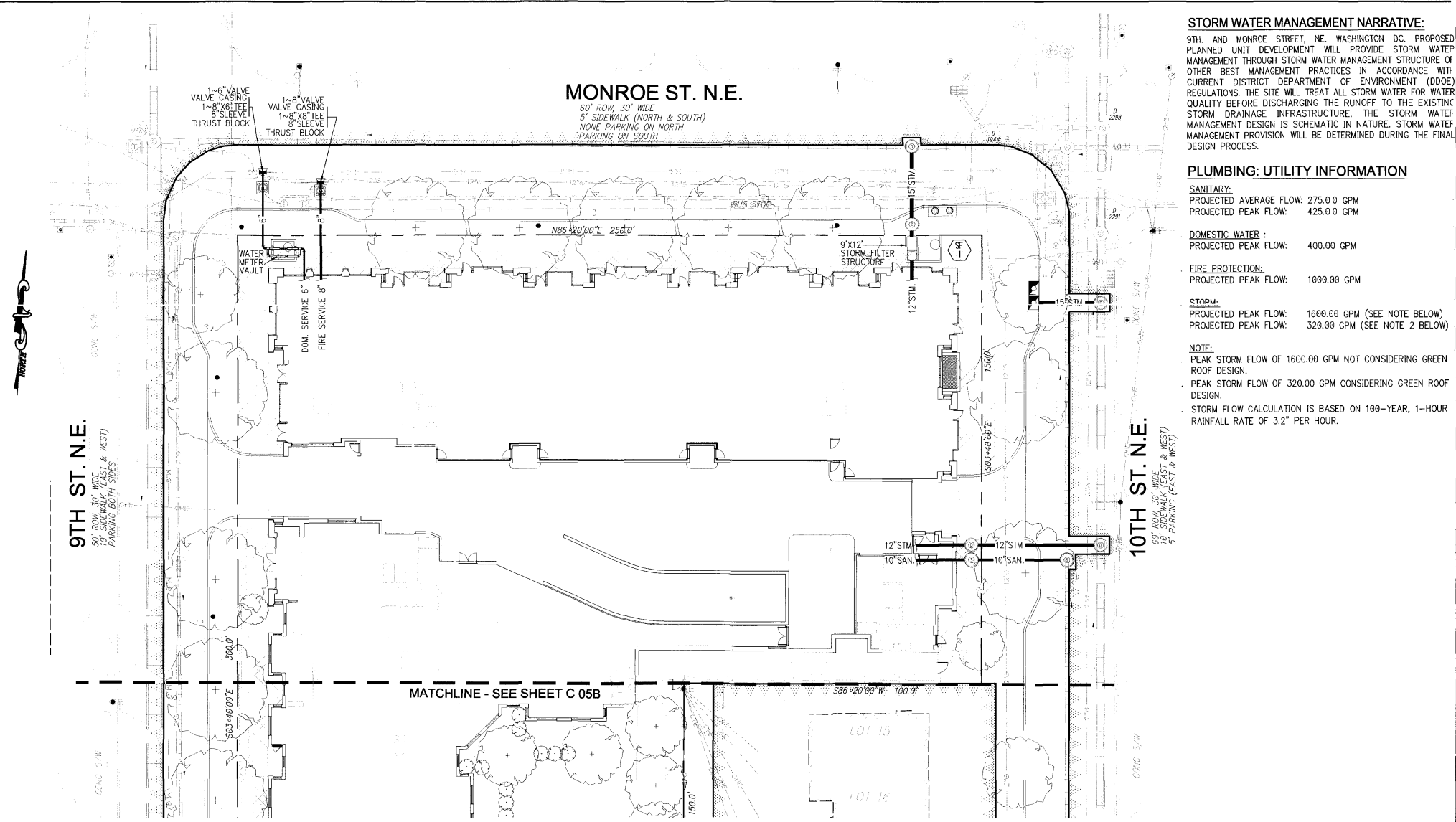
Architect  
1150 Seventeenth Street, NW  
Suite 800  
Washington, DC 20036  
202 682-1600  
Fax 202 682 1672  
architects@esocoff.com  
**ESOCOFF & ASSOCIATES** architects

C 05 - Utility Plan - Overall

Civil Engineer  
**WILES MENSCH CORPORATION - DC**  
Planning, Engineering, Surveying & Landscape Architecture  
1424 K Street, NW, Suite 302, Washington, DC 20005  
Tel: (202) 553-4040 - Fax: (202) 553-4050 www.wilesmensch.com

C 05

P:\2009\0411\_9-Monroe-CAD\ENCL\dwg\_SheetC-05A Utility Plan - North.dwg, 10/5/2011 4:15:48 PM



**STORM WATER MANAGEMENT NARRATIVE:**  
9TH. AND MONROE STREET, NE, WASHINGTON, DC. PROPOSED PLANNED UNIT DEVELOPMENT WILL PROVIDE STORM WATER MANAGEMENT THROUGH STORM WATER MANAGEMENT STRUCTURE OF OTHER BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH CURRENT DISTRICT DEPARTMENT OF ENVIRONMENT (DDOE) REGULATIONS. THE SITE WILL TREAT ALL STORM WATER FOR WATER QUALITY BEFORE DISCHARGING THE RUNOFF TO THE EXISTING STORM DRAINAGE INFRASTRUCTURE. THE STORM WATER MANAGEMENT DESIGN IS SCHEMATIC IN NATURE. STORM WATER MANAGEMENT PROVISION WILL BE DETERMINED DURING THE FINAL DESIGN PROCESS.

**PLUMBING: UTILITY INFORMATION**  
**SANITARY:**  
PROJECTED AVERAGE FLOW: 275.00 GPM  
PROJECTED PEAK FLOW: 425.00 GPM  
**DOMESTIC WATER :**  
PROJECTED PEAK FLOW: 400.00 GPM  
**FIRE PROTECTION:**  
PROJECTED PEAK FLOW: 1000.00 GPM  
**STORM:**  
PROJECTED PEAK FLOW: 1600.00 GPM (SEE NOTE BELOW)  
PROJECTED PEAK FLOW: 320.00 GPM (SEE NOTE 2 BELOW)

**NOTE:**  
PEAK STORM FLOW OF 1600.00 GPM NOT CONSIDERING GREEN ROOF DESIGN.  
PEAK STORM FLOW OF 320.00 GPM CONSIDERING GREEN ROOF DESIGN.  
STORM FLOW CALCULATION IS BASED ON 100-YEAR, 1-HOUR RAINFALL RATE OF 3.2" PER HOUR.

9th and Monroe Streets, NE, Washington, DC

Utility Plan - North

Developer  
**Horning Brothers**  
1350 Connecticut Avenue, NW  
Suite 800  
Washington, DC 20036



30' 15' 0 30'  
SCALE: 1" = 30'-0"  
October 14, 2011

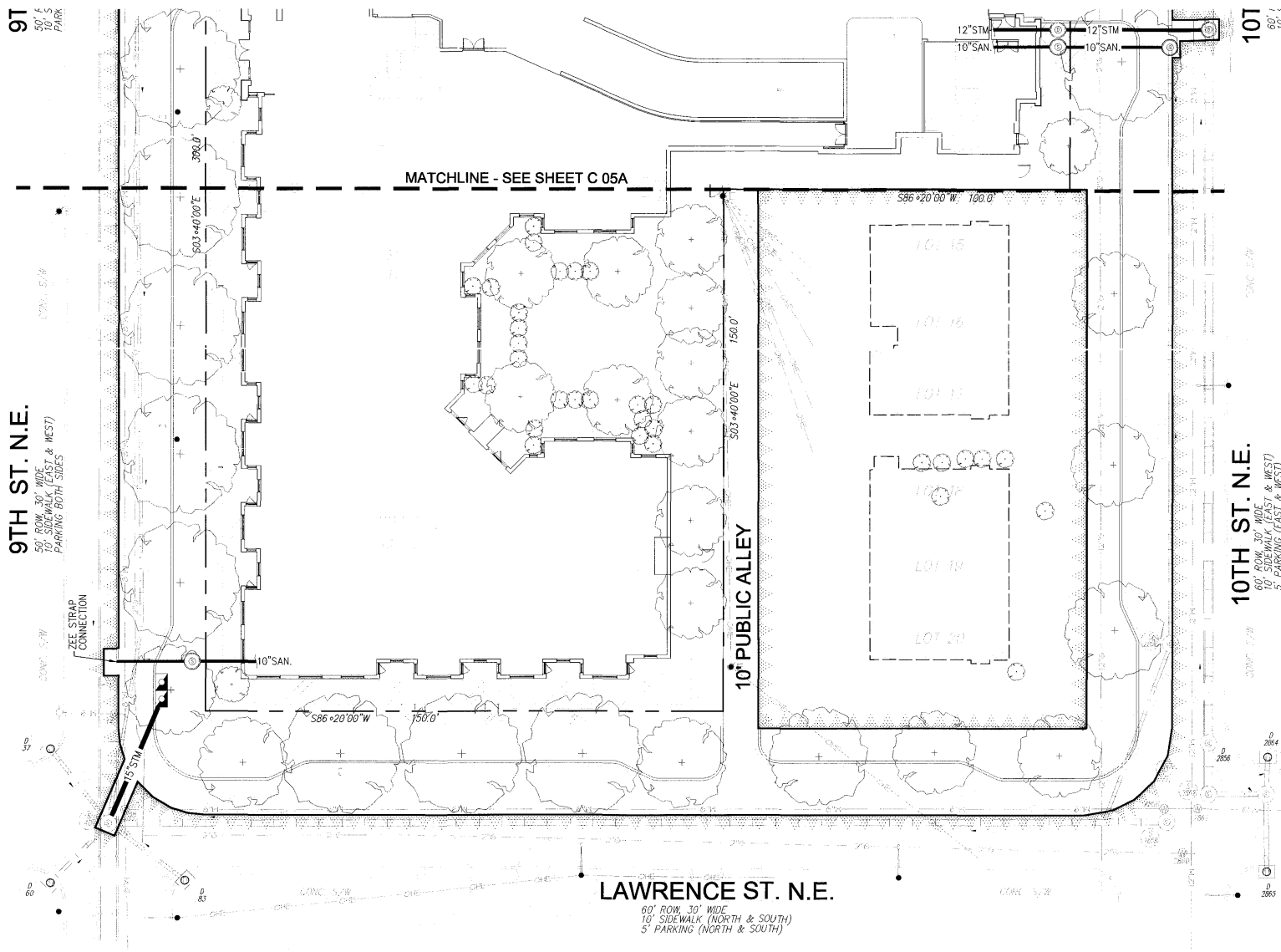
Architect  
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Washington, DC 20036  
202 682-1600  
Fax 202 682 1672  
architect@esocoff.com  
**ESOCOFF & ASSOCIATES** architects

Civil Engineer  
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Planning, Engineering, Surveying & Landscape Architecture  
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Tel: (202) 538-4040 Fax: (202) 538-4050 www.wilesmensch.com

**C 05A**



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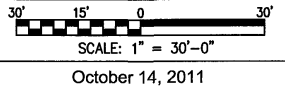
**STORM WATER MANAGEMENT NARRATIVE:**  
9TH AND MONROE STREET, NE, WASHINGTON DC. PROPOSED PLANNED UNIT DEVELOPMENT WILL PROVIDE STORM WATER MANAGEMENT THROUGH STORM WATER MANAGEMENT STRUCTURE OR OTHER BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH CURRENT DISTRICT DEPARTMENT OF ENVIRONMENT (DDE) REGULATIONS. THE SITE WILL TREAT ALL STORM WATER FOR WATER QUALITY BEFORE DISCHARGING THE RUNOFF TO THE EXISTING STORM DRAINAGE INFRASTRUCTURE. THE STORM WATER MANAGEMENT DESIGN IS SCHEMATIC IN NATURE. STORM WATER MANAGEMENT PROVISION WILL BE DETERMINED DURING THE FINAL DESIGN PROCESS.

- PLUMBING: UTILITY INFORMATION**
- 1. **SANITARY:**  
PROJECTED AVERAGE FLOW: 275.00 GPM  
PROJECTED PEAK FLOW: 425.00 GPM
  - 2. **DOMESTIC WATER :**  
PROJECTED PEAK FLOW: 400.00 GPM
  - 3. **FIRE PROTECTION:**  
PROJECTED PEAK FLOW: 1000.00 GPM
  - 4. **STORM:**  
PROJECTED PEAK FLOW: 1600.00 GPM (SEE NOTE BELOW)  
PROJECTED PEAK FLOW: 320.00 GPM (SEE NOTE 2 BELOW)
- NOTE:**
- 1. PEAK STORM FLOW OF 1600.00 GPM NOT CONSIDERING GREEN ROOF DESIGN.
  - 2. PEAK STORM FLOW OF 320.00 GPM CONSIDERING GREEN ROOF DESIGN.
  - 3. STORM FLOW CALCULATION IS BASED ON 100-YEAR, 1-HOUR RAINFALL RATE OF 3.2" PER HOUR.

9th and Monroe Streets, NE, Washington, DC

Utility Plan - South

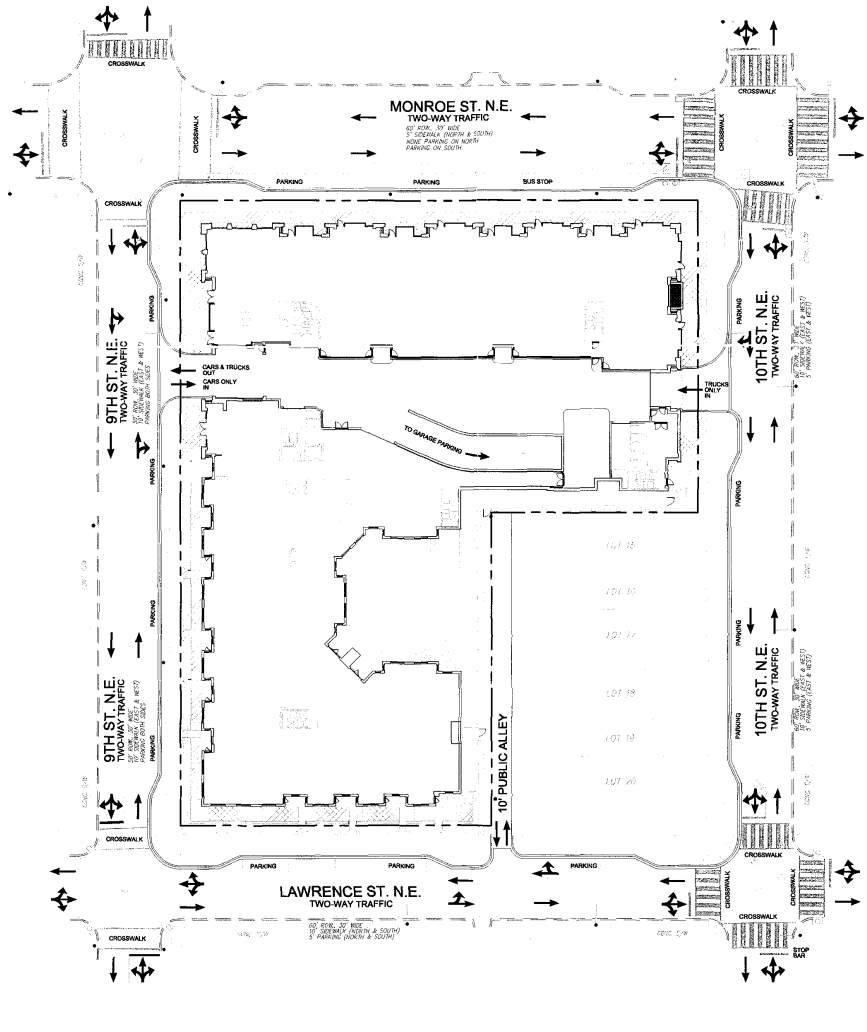
Developer  
**Horning Brothers**  
1350 Connecticut Avenue, NW  
Suite 800  
Washington, DC 20036



Architect  
1150 Seventeenth Street, NW  
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Washington, DC 20036  
202 682-1600  
Fax 202 682 1672  
architects@esocoff.com  
**ESOCOFF & ASSOCIATES** architects

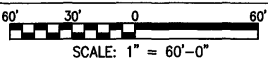
Civil Engineer  
**WILES MENSCH CORPORATION - DC**  
Planning, Engineering, Surveying & Landscape Architecture  
1424 K Street, NW, Suite 302, Washington, DC 20005  
Tel: (202) 558-4040 Fax: (202) 558-4050 www.wilesmensch.com

**C 05B**



# 9th and Monroe Streets, NE, Washington, DC

Developer  
**Horning Brothers**  
 1350 Connecticut Avenue, NW  
 Suite 600  
 Washington, DC 20006



October 14, 2011

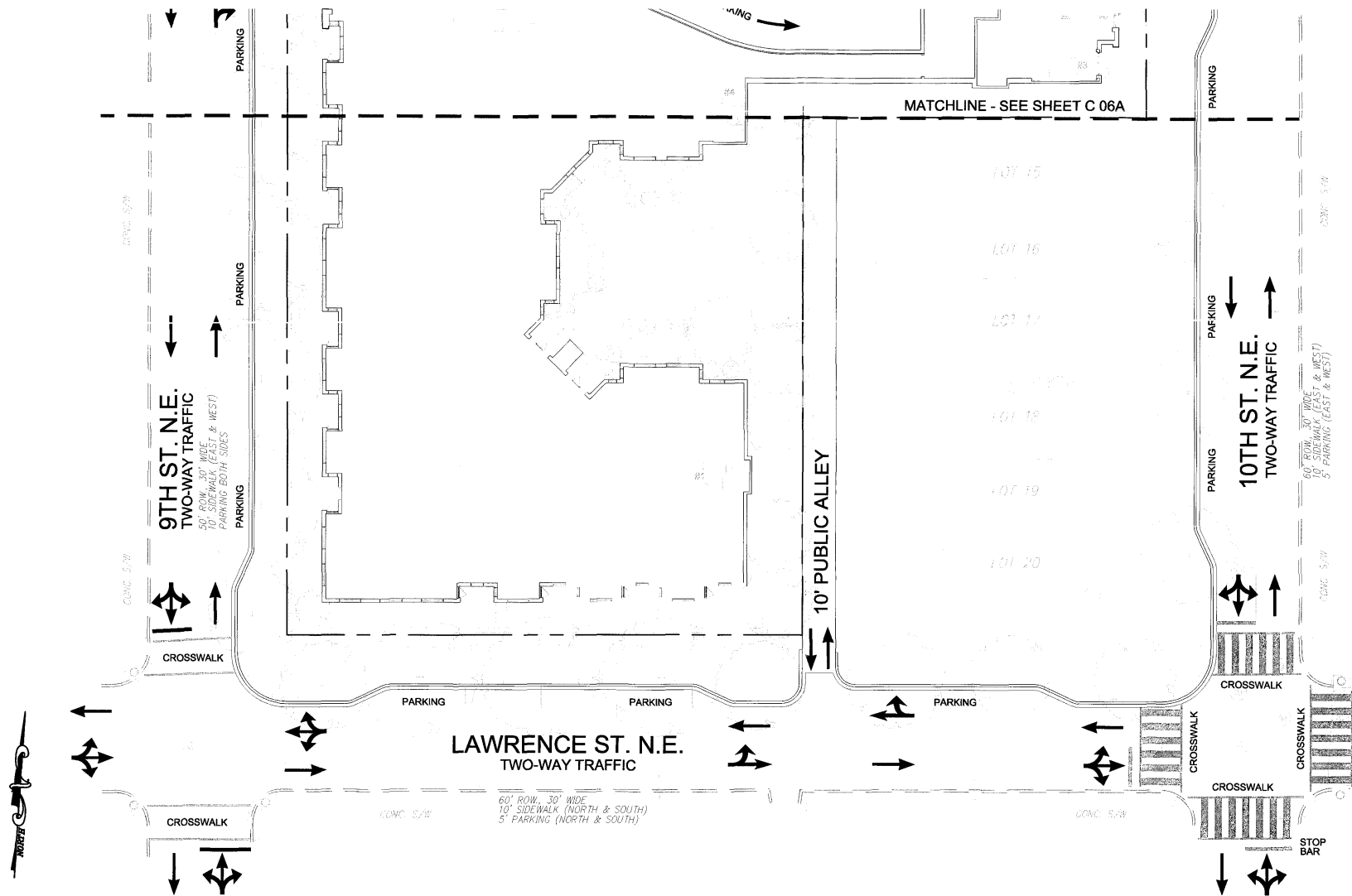
Architect  
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 202 682-1600  
 Fax 202 682-1672  
 architects@esocoff.com  
**ESOFF & ASSOCIATES** architects

# Circulation Plan - Overall

Civil Engineer  
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 Planning, Engineering, Surveying & Landscape Architecture  
 1424 K Street, NW - Suite 302 - Washington, DC 20005  
 Tel. (202) 638-4040 - Fax: (202) 638-4050 www.wilesmensch.com

C06

P:\2009\04-1\_South\Monroe\CAD\EN\Gdwpl\_South.dwg\_10/5/2011 4:18:00 PM



9th and Monroe Streets, NE, Washington, DC

Circulation Plan - South

Developer  
**Horning Brothers**  
1350 Connecticut Avenue, NW  
Suite 800  
Washington, DC 20036



30' 15' 0 30'  
SCALE: 1" = 30'-0"  
October 14, 2011

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